



2021 Dates to Note

Oct 23 9:00 – 10:30 AM
CCHOA Annual Meeting at Ascension Lutheran Church, 2505 N Circle Dr

CCHOA Annual Meeting October 23, 2021

Please join us for the CCHOA Annual Homeowners Meeting on October 23, 2021 at 9:00 AM at the Ascension Lutheran Church, 2505 N Circle Drive. This is a great opportunity to connect with the CCHOA Board and your neighbors. Masks will be required due to the church's COVID-19 restrictions.

On page 2 of the newsletter, you will find the official announcement of the annual meeting, including the specific agenda items and officers to be voted on. If you are unable to attend, you are encouraged to fill out the ballot or proxy on page 3 and mail or hand-deliver it to the secured mailbox of Sanford Gallof, 2847 Marilyn Road, Colorado Springs, CO. 80909, prior to October 23, 2021. Or you could scan and email it to sgallof@comcast.net.

Note that we are required to send paper copies of the annual meeting announcement and ballot to all CCHOA home owners, including those who normally receive the email version.

CCHOA Website:

www.countryclubestateshoa.org

Thoughts from Out-going President, Vonney Northrop

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As out-going president, I want to take a moment to recap the last two years in this role. 2020 was a rough year with the appearance of COVID-19. Goals of the board were adjusted due to COVID-19. 2021 continued to bring challenges regarding whether to open to social activities or not based on current events and regulations and the goal of keeping our neighbors safe.

Successes:

- 1. Cohesiveness of the board decisions. This was expressed in each board member agreeing to support the board's decisions even when they may not initially agree.
2. Communication with the neighborhood continued with newsletters, emails on important topics and updates to our website.
3. A gardening club was established in 2020 and flourished in 2021.
4. This year we sponsored 3 social activities: a community garage sale, ice cream social/book exchange, and block party.
5. We increased our involvement with the Fire Wise program by having two weeks of free chipping in 2021.
6. We have continued to have a voice in Colorado Springs through our Council of Neighborhoods and Organizations (CONO) membership and our newest membership in the Historic Neighborhoods Partnership (HNP).
7. Our trash program has increased to >60% of homeowners, decreasing excessive traffic in our neighborhood.
8. We have welcomed each new neighbor with a welcome packet.

While this list may seem small, when I think of all the energy and effort it has taken this board to accomplish this, it is amazing. This was done with a mindset of keeping our neighbors first in our thoughts, providing education on safety topics, monitoring changes in Colorado Springs that could affect our neighborhood and acting as needed to preserve our neighborhood and above all else, a willingness to reach out and say hi.

These last two years have been a team effort and I was honored to be President of the CCHOA board. Everyone has gifts to share. I encourage you to see what small part you can give to this wonderful neighborhood and your CCHOA.

ANNOUNCEMENT OF ANNUAL HOMEOWNERS MEETING –October 23, 2021

a. The annual meeting of the CCHOA Homeowners will be held on October 23, 2021 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909, starting at 9:00 AM. **Masks will be required due to the church’s COVID-19 restrictions.**

b. The agenda for this meeting is:

9:00 – 9:30 Check In and Social – Meet your Neighbors
9:30 – 9:40 Opening/Introductions
9:40 – 9:55 2020/2021 In Review
9:55 – 10:10 Board Nominations and Vote
10:10 – 10:25 Collect/Count Ballots
Trash Service/Financial Status Review during Ballot Count
10:25– 10:30 Announce Voting Results, Seat New Board
10:30 Adjourn

c. We will also be seeking volunteers for the following committees: Communications, Welcome to the Neighborhood, Safety, and Social activities.

d. The proposed slate of Board and Committees are:

President- Marty Henderson (Up for election)
Vice President – Bill Hoover (Up for election)
Treasurer – Ken Francois (Up for election)
Secretary – Amanda Schneider (Up for election)
Directors at Large
- Sandy Gallof – (Up for election)
- Steve Paradis – (Up for election)
- Vicki Tostanoski – (One more year to serve)
- Dorothy Hornby – (One more year to serve)

e. Nominations for any open/up for reelection positions will also be accepted from the floor.

f. Please bring your ballot to the meeting.

If you cannot attend, you can vote and drop off your completed ballot or proxy at the secure mailbox at 2847 Marilyn Road prior to October 23, 2021 or you can scan your signed ballot and email it to sgallof@comcast.net.

Agenda Submitted By,

Sanford Gallof, Secretary
CCHOA BOARD

October 23, 2021 Annual Homeowners Meeting

Owner (Print Name): _____ Signature: _____

Home Address: _____ Date: _____

As a Homeowner, please fill out the ballot information in Section A OR the Proxy information in Section B.

Section A: BALLOT

Please bring your ballot to the Annual Meeting. If you cannot attend, you can vote and drop off your completed ballot at the secure mailbox at 2847 Marilyn Road prior to October 23, 2021 or you can scan your signed ballot and email it to sgallof@comcast.net.

President

- Marty Henderson
- Write – In _____

Vice President

- Bill Hoover
- Write – In _____

Treasurer

- Ken Francois
- Write – In _____

Secretary

- Amanda Schneider
- Write – In _____

Directors at Large

- Sandy Gallof
 - Steve Paradis
 - Write – In _____
-

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 2847 Marilyn Road prior to October 23, 2021 or you can scan your signed proxy and email it to sgallof@comcast.net.

Check only **ONE** of the following:

I assign _____ the authority to vote on my behalf regarding Association matters.

I assign the Country Club Homeowners Association Board of Directors the authority to vote on my behalf regarding Association matters.

VOLUNTEER SIGN-UP SHEET

Areas I am interested in:

- Communications Activities
 - Web Site
 - Facebook
 - Newsletter
- Welcome to Neighborhood Activities
- Safety Activities
- Trash Service Coordinator
- Fire Wise Coordinator
- Garage Sale Coordinator
- Social Activities
- Palmer Park Clean Up Activities
- Participate on CCHOA Board
- Other (Please specify) _____

Name (Print Name): _____

Address: _____

Phone: (Home) _____ (Cell) _____

Email: _____

Be Safe Out There – Update from the Safety Committee

The Safety Committee's mission is to help maintain the safety of our neighborhood. This includes alerting our neighbors about crime issues, communicating actions that can be taken to protect the neighborhood from crime, and working with the Colorado Springs Fire Department (CSFD) on fire mitigation. Current Safety Committee members include Sandy Gallof, Bob Frye, Steve Paradis, Dave May, and Jason Carter.

As part of our fire mitigation efforts, this year, we had two free chipping weeks and, thanks to those who participated, CSFD collected the following:

<u>Week of</u>	<u>Location/Activity</u>	<u># of Homes</u>	<u># of Loads</u>	<u>Cubic Yards</u>	<u>Tons</u>
5/10/2021	Country Club	26	0.75	9	0.9
8/9/2021	Country Club	42	2	24	2.4

From May 21, 2021 to September 22, 2021, the Police department had a busy season in our neighborhood. Five instances of Auto Burglary, one instance of Burglary, three instances of Disturbances, four cases of Domestic Violence, one case of Fraud, one instance of Harassment, one instance of a Subject with a Weapon, five Suspicious instances, three Thefts of Autos, and one Trespassing instance were reported. Five Auto Accidents were also reported along with 17 Traffic Offenses, three Abandoned Vehicles and one Vehicle Impounded. More information can be found at <http://www.myneighborhoodupdate.net> Crime-wise, auto-related crimes seem to be the most prevalent. So please always ensure NO valuables are stored in your vehicles, always LOCK your vehicles, and ensure your garage door is CLOSED, especially at night.

In addition, if you are concerned about preventing crime on your street, contact Dorothy Hornby, at dorcar@comcast.net or (719) 649-5302, for ways you might assist to keep your street safer.

How to Avoid a Scam

More and more frequently, scammers are bombarding us via email, text and phone calls. Recognizing these four common signs of a scam could help you avoid falling for one.

- 1. Scammers PRETEND to be from an organization you know.** Scammers often pretend to be contacting you on behalf of the government or a business you know. They use technology to change the phone number that appears on your caller ID.
- 2. Scammers say there's a PROBLEM or a PRIZE.** They might say you're in trouble with the government, you owe money, someone in your family had an emergency or that there is a virus on your computer. Others will lie and say you won money in a lottery or sweepstakes but have to pay a fee to get it.
- 3. Scammers PRESSURE you to act immediately.** Scammers want you to act before you have time to think. They might threaten to arrest you, sue you, take away your driver's or business license, or deport you. They might say your computer is about to be corrupted.
- 4. Scammers tell you to PAY in a specific way.** They often insist that you pay by sending money through a money transfer company or by putting money on a gift card and then giving them the number on the back. Some will send you a check (that will later turn out to be fake), tell you to deposit it, and then send them money.

What You Can Do to Avoid a Scam

Block unwanted calls and text messages. Take steps to block unwanted calls and to filter unwanted text messages.

Don't give your personal or financial information in response to a request that you didn't expect. Legitimate organizations won't call, email, or text to ask for your personal information, like your Social Security, bank account, or credit card numbers. If you get an email or text message from a company you do business with and you think it's real, it is still best not to click on any links. Instead, contact them using a website or phone number you know is trustworthy. Don't call a number they gave you or the number from your caller ID.

Resist the pressure to act immediately. Legitimate businesses will give you time to make a decision. Anyone who pressures you to pay/give them your personal information is a scammer.

Know how scammers tell you to pay. Never pay someone who insists you pay with a gift card or by using a money transfer service. Never deposit a check and send money back to someone.

Report Scams to the FTC If you were scammed or think you saw a scam, report it to the Federal Trade Commission, <https://reportfraud.ftc.gov>

CCHOA Grateful Deadheaders Garden Group

Our neighborhood garden group continues to grow in numbers and included both women and men this year. The focus of each of our meetings highlighted different aspects of gardening in our neighborhood.

- Guest speaker Judith Rice-Jones, Master Gardener, provided us with a variety of reasons to use native plants.
- Juliet and Jerry Hutchcraft's beautiful rock garden in exquisite bloom demonstrated a great way to cover a large portion of a backyard.
- Janice and Sandy Gallof's large landscape highlighted lawn areas of Colorado-developed dog turf and buffalo grass with shrubs and mulch dominating most of the property.
- Susan and Marty Henderson provided advice on their successful vegetable garden and their composting practices. Marty also discussed beekeeping and showed brave folks their two hives.
- The xeriscaping theme was also illustrated at Joyce and Bruce Hanson's well designed property with mostly xeric grasses and shrubs in both the front and back yards.
- Barbara and Harry Schiff educated us on bonsai as a way to conquer those inherited, 1960's pfitzer junipers dominating our neighborhood.

We will start up again next spring and welcome anyone interested in gardening to join this group. The January newsletter will provide more details about meeting dates and ways to participate.

A Very Social Year

Numerous events this past summer promoted connecting with our neighbors. Thanks to the Social Committee (Amanda Schneider, Bill Hoover, Kala Loptien, Janice Marie-Gallof, and Susan Henderson) for their efforts in making this happen after the restrictions of 2020 kept us from gathering. A special thanks to Janice Marie-Gallof and Sandy Gallof for providing their wonderful front driveway as a space to gather for the Ice Cream Social/Book Swap and Block Party.

In June, Vonney Northrop organized a successful neighborhood two-day Garage Sale with the participation of 15 plus homes. The roll-out (dumpster) provided for neighborhood cleanup was so popular, it overflowed but we were able to work with Waste Connections to take it all. We look forward to provide more "clean-out" opportunities in 2022.

An Ice Cream Social/Book Swap in July proved popular with the attendance of approximately 70 persons, a very large donation of books, and the positive comments received. Even the rain did not seem to dampen everyone's spirits and we thus decided to have more outdoor neighborhood events to ensure a wetter summer.

The August 28th Block Party was successful with about 60 persons attending and NO rain! Thank goodness for the canopies and table/chairs provided by Board members on one of the hottest days of the year. Much appreciation goes to our grillers, Bill and Amanda, and to all of the neighbors who provided delicious side dishes.

This year it has been great to meet so many folks who have recently moved to our neighborhood as well as renew friendships with long-standing members of the neighborhood. The goal of our Social Committee is to increase opportunities to build community and these events showed us we are on the right track!

Based on the success of these events, we are hoping to repeat them next year and include even more opportunities to socialize and gather as a neighborhood. If you have suggestions for community events or would like to join the Social Committee, please contact a CCHOA Board Member.

Historic Neighborhood Partnership (HNP)

In an effort to better support maintaining the character of our neighborhood, we recently joined the Historic Neighborhood Partnership (HNP). The purpose of the HNP is to:

- Work in a collaborative manner to preserve the historic nature and character of the older and long-established neighborhoods of Colorado Springs.
- Bring together a coalition to represent the interests of these neighborhoods and to collectively address issues of common interest.
- Provide for the sharing and exchange of information and expertise between member neighborhood organizations to enable them to achieve their goals and objectives.
- Enable member neighborhood organizations to present their positions before decisions affecting their neighborhoods are made by city and county agencies and departments.
- Improve the flow of information between member neighborhood organizations and local governmental entities.

Current issues being worked include:

- Proposed Carports in Front yard setbacks ordinance
- Rezoning plans including Special Use Zoning and Historic/Character Overlays
- ConnectCOS traffic plans
- Affordable Housing

To be an HNP member, the neighborhood organization must:

- Represent an historic neighborhood in the City of Colorado Springs in which at least a majority of the buildings and structures are at least 50 years old.
- Be a voluntary group of individual residents and owners of real property within a certain prescribed area of the city that are organized, have bylaws and elected officers formed for the purpose of collectively addressing issues and interests common to and widely perceived throughout the area.

Current HNP members include Bonnyville/Bon Park, Middle Shooks Run, Old North End, Near Old North End, Pleasant Valley, Mesa Springs, Skyway Association, and Country Club HOA.

Sandy Gallof is our representative to the HNP. If you want further information on HNP activities, please contact him at sgallof@comcast.net or 719 632-3144.

CCHOA Welcome Committee

The CCHOA Welcome Committee at the present time has 3 committee members, Dorothy Hornby, Jennifer Williamson and May Corrow, with another homeowner interested in joining. The Welcome Committee delivers a Welcome Packet which provides all the necessary information and forms needed for our new homeowners to review, as well as answers any questions they may have. CCHOA has 314 homeowners with approximately 15-20 new homeowners welcomed to our neighborhood every year.

Waste Connections Changed to Recycle Weekly

Waste Connections bought Springs Waste this past spring, making it the largest trash provider in Colorado Springs. They have undergone a lot of changes as they have merged Springs Waste operations into their own. They are currently changing and optimizing the truck routes.

In September, Waste Connections changed from a bi-weekly recycle pickup to a weekly pickup. This is a big improvement as it makes it easier for everyone to remember to put both bins out every week. It is also a great help for those of us who generate a lot of recycle materials. In the past, some customers of other trash providers have been reluctant to switch to Waste Connections because they wanted weekly recycling. Now is the time to make that change!

Most Springs Waste customers in our neighborhood have signed up for the HOA trash program with Waste Connections and are saving money. If you still have an individual account with Waste Connections, contact Marty Henderson via phone call or text at (719) 377-8003 or mghenderson55@gmail.com to sign up for the HOA program and save money with no changes with your service from Waste Connections. You can find details about the trash program on the CCHOA website, www.countryclubestateshoa.org.

Communicating Issues with Waste Connections

As part of absorbing Springs Waste customers, changing the pick-up routes and adding weekly recycle, we have had occasions where Waste Connections did not pick up trash or recycle for a few homes. 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 challenging time for Waste Connections, missed pick-ups are not 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.

Trash Billing for 2022

In November, existing customers in the HOA trash program will be billed for the entire year of 2022. Most likely, the price will increase by 3%, but that has not yet been confirmed with Waste Connections. Our contract with them allows for a maximum 3% increase. Even with this increase, the price is 50 – 60% less than other trash services.

Your HOA dues will also be on that bill. We bill annually to save on the administrative work around billing and customer support. The billing is done in November to allow for time to contact those that do not respond to the bill and avoid ending their service at the end of December.

There are a small number of homeowners who make the switch to Waste Connections at other times of the year and we are happy to accommodate them. However if you are considering making the change, signing up now to start in January 2022 would help consolidate the sign-up effort.

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.

2021 Trash Review

We added 35 more homes in 2021 to the HOA trash program. Each year we continue to see an increase in membership for a total of 162 homes out of 314. Over half the homes in the HOA are now participating in the HOA trash program. We are optimistic that more will join the program now that it is in its third year. Besides saving you money, it will decrease truck traffic in our neighborhood, reducing noise pollution and potential safety issues associated with large vehicles, as more and more homes switch over.

The trash program is done for the benefit of our neighborhood. The HOA does not charge any fees for this service. The program saves you money on trash as we have a group discount with Waste Connections. There are also savings since the Treasurer of the HOA does the billing instead of Waste Connections.

2021 CCHOA Financial Review

Our \$30 annual dues are voluntary since the HOA is a voluntary HOA. When we receive a payment for dues, we view it as neighbors expressing support and confidence in the voluntary HOA board. 2021 was the highest level of participation in the past 4 years with 67% of the 314 homes paying their dues. This includes 27 more homes than 2020. At this level of participation, we have an annual income of around \$6,330.

We do receive some income from advertisements. We currently receive \$650 income annually for these ads. They are displayed on our website as well as in the newsletter.

The \$30 dues were established when the HOA was formed in 1999 and has not been increased in all these years. The board has no plans to increase it for 2022. We are able to keep the dues so low with an all-volunteer board that works diligently to manage our expenses. The board's financial focus is to use the money from the dues to help our neighborhood. None of the money from the dues goes to board members in any way. Since our HOA has no buildings to maintain, or staff, our main expenses are:

- Liability insurance for the Board
- Social events: garage sale advertising and dumpster rental, ice cream social, block party
- Maintaining the website
- Printing and mailing 3 newsletters a year
- Office supplies: envelopes, stamps, paper, etc.
- Gift to Ascension Lutheran Church for use of their facility

The HOA uses Quickbooks software to manage the money as well as for reporting for the board. We have to upgrade to new versions about every 4 years, and we upgraded this year to the 2021 version.

The HOA also keeps a reserve account for unanticipated expenses. This account currently has \$2,360.80.

A treasurer's report is created each month for the board meeting and it can be found on our website as an attachment to the board minutes. www.countryclubestateshoa.org HOA INFO, HOA Documents

If you have any detailed financial questions, please contact Marty Henderson at (719) 377-8003 or mghenderson55@gmail.com.

We Gathered in 2021!

Garden Club Meeting at Henderson's



Social Committee Prep for Block Party



Bill and Amanda, our Grill Masters!



At the Block Party, lots of food and conversation was shared.



Great Stories were told.



Folks arrived via stroller, bike, car or foot.



Furry friends came, too.



Lots of good desserts for all!

