	<ul style="list-style-type: none"> ❖ Building Community ❖ Communicating with Neighborhood Homeowners ❖ Keeping Our Neighborhood Safe 	October 2022 Newsletter
<p>2022 Dates to Note</p> <p>October 14-16 Fall Clean-out Weekend</p> <p>Nov 5 9:00 – 10:30 AM CCHOA Annual Meeting at Ascension Lutheran Church, 2505 N Circle Dr</p>	<p style="text-align: center;">Councilmember Speaking at CCHOA Annual Meeting Nov 5, 2022</p> <p>Please join us for the CCHOA Annual Homeowners Meeting on November 5, 2022 at 9:00 AM at the Ascension Lutheran Church, 2505 N Circle Drive. Our City Councilmember, Nancy Henjum, will be speaking about current issues the city council is working on. She will also be available to answer your questions.</p> <p>On page 4 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 5 and mail or hand-deliver it to the secured mailbox of Marty Henderson, 3132 Lees Ln, Colorado Springs, CO. 80909, prior to November 3, 2022. Or you could scan and email it to mghenderson55@gmail.com.</p> <p>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 of the newsletter.</p>	
<p>CCHOA Website: www.countryclubestateshoa.org</p>	<p>Special Thanks to Board Members Completing Their Terms</p>	
<p>Newsletter Highlights</p> <p>Annual Meeting Pg 1 Special Thanks Pg 1</p> <p>President’s Update Pg 2</p> <p>Fall Clean-out Plans Pg 3 Social Comm. Updt Pg 3</p> <p>Annual Mtg Agenda Pg 4</p> <p>Ann. Mtg Ballot/Proxy Pg 5</p> <p>Volunteer Sign-up Pg 6</p> <p>Safety Committee Pg 7 Car Break-ins Pg 7</p> <p>Crime Stoppers Pg 8</p> <p>HNP News/Examples Pg 9</p> <p>Garden Club Updt Pg 10 Welcome Comm Updt Pg 10 Book Club Pg 10 New Website Pg 10</p> <p>Trash Billing for 2022 Pg 11 2022 Trash Review Pg 11 CCHOA Dues Pg 11</p> <p>Financial Review Pg 12</p>	<p>Thanks to Dorothy Hornby who has organized and led the Welcome Committee for many years. She updated the welcome package which is delivered to new homeowners in our neighborhood and personally welcomed many new homeowners to our community.</p> <p>Sandy Gallof and Janice Marie-Gallof are leaving our community after service on the Board for five years in several capacities. They made great efforts to be good neighbors to all of us from administrative roles to hosting HOA social events on their driveway.</p> <p>Janice served as VP as well as starting the Garden Club as a way for neighbors to share gardening tips and in some cases, plants. One of Janice’s contributions that will carry on for a very long time is the publishing of the history book of our neighborhood. Every homeowner received a free copy and what a gift to know the history of where we live! We will always be grateful for her hours and hours of work gathering the information and putting it together in a book for all of us to enjoy.</p> <p>Sandy has served as Secretary for four years and Director at Large this year. He has been the supporter and organizer of fire mitigation efforts between our HOA and the CSFD including the chipping program, maintaining our Firewise Status, and getting CSFD to speak at our community events. He also spent hours working with the Covenants Committee in the drafting and writing of the 2018 Covenants. Sandy has been a major contributor to our newsletters and has always been willing to provide articles on crime, safety and more recently the Historic Neighborhoods Partnership.</p> <p>Ken Francois is stepping down as Treasurer due to travel commitments. Ken has served in this role for one year as well as the previous two years as a Director at Large. We are hopeful that splitting the treasurer work with a book keeper will relieve the burden on future treasurers.</p>	

Update from CCHOA President, Marty Henderson

We are fortunate to have a vibrant and active CCHOA board this year. We are grateful for the volunteers who have served in 2022 and devoted their time to help our neighborhood: Bill Hoover, Amanda Schneider, Ken Francois, Sandy Gallof, Vicki Tostanoski, Dorothy Hornby, Steve Paradis. I view our time working for our neighborhood as community service for our neighbors and am thankful that these folks have provided such dedicated service to our neighborhood.

In November 2021, our Treasurer, Ken Francois, created a 2022 budget with input from the various committees. Ken led a discussion of the budget at the November Board meeting for approval. Through this process, we set our goals and plans for 2022 which are listed below.

January	Bill for volunteer dues for homes not signed up for HOA Trash service
February	Newsletter
March	Spring Social Event Firewise Meeting
May	Chipping Program Newsletter
June	Garage Sale Neighborhood Spring Clean-out
July	Ice Cream Social
August	Chipping Program
September	Block Party
October	Newsletter Neighborhood Fall Clean-out
November	Annual Meeting Collect trash fees and dues for next year
December	Approve Budget for next year

After establishing our activity timeline, we realized that we have a repeatable process for each year for the Board. This is helpful and reassuring for new volunteers joining the Board. It takes the mystery out of what we will do for the year and allows the Board members to focus on execution.

It is difficult to keep a functioning volunteer HOA, yet we know that having one is valuable for our homes and our neighborhood. We all enjoy and appreciate the neighborly community we have as well as the beauty of our neighborhood. A friendly community can solve a lot of issues together as neighbors. In addition, issues outside our neighborhood can arise that require an active HOA Board to help address. The existence of an active Board has allowed us to participate in two organizations that work with City Council on neighborhood issues and laws with potential impact on homes: Council Of Neighbors and Organizations (CONO) and Historic Neighborhoods Partnership (HNP).

What other ways can we help reduce the time required of Board members? Besides establishing an annual schedule for the Board, the other areas to address are the Board positions that require special skills: Treasurer (QuickBooks) and Communications (maintain a website).

With the help of Amanda Schneider, we were able to contract the services of Ashlyn Congdon to manage the details of QuickBooks for our Treasurer. This separates the technical aspects of QuickBooks from the CCHOA Treasurer oversight position, which will make it easier to recruit Treasurer volunteers.

Amanda has also helped connect us with a company called Bootstrap to convert our current website from an old technology called GoDaddy to a modern technology called Squarespace. Bootstrap can also support our website, which also separates the Communications Chairperson from the technical knowledge of supporting a website. The project to do this upgrade has begun and we hope to have the new website completed prior to the Annual Meeting on Nov. 5th.

Fall Neighborhood Clean-out Weekend Oct 14-16

For the second time this year, we will be sponsoring a Neighborhood Clean-out weekend October 14 -16. The CCHOA will provide 3 roll-off dumpsters to the neighborhood for you to discard unwanted items. The dumpsters will be dropped off the afternoon of October 14th and picked up on the morning of October 17th. One dumpster will be located at each of the following locations:

- **2803 Marilyn Rd at the corner of Holiday Lane**
- **2637 Holiday Lane at the corner of Marilyn Rd (roll-off on Marilyn Rd)**
- **3132 Lees Lane at the corner of Paseo Rd**

All CCHOA neighbors are welcome to drop off acceptable materials during that weekend. Bulk items are allowed in the dumpster, but the following items will not be accepted:

- Appliances containing Freon
- Asbestos, Batteries, Chemicals, & Explosives
- Flammable liquids
- Motor oil and other automobile oils
- Paints and solvents
- Pesticides
- Very heavy items including Concrete demo, Rock, Boulders & Dirt

It is extremely important that you do not overfill the dumpster. The dumpster contents must not extend above the dumpster wall height or it will not be picked up by the trash provider. We also encourage you to please donate any items in good working order to a local thrift store. This helps to ensure the dumpster is for waste only, and that we don't fill the landfill with items that could be reused.

2022 Social Committee Update

Numerous events this past summer helped us to connect with our neighbors. Thanks to the Social Committee (Amanda Schneider, Bill Hoover, Kala Loptien, Janice Marie-Gallof, and Susan Henderson) for their efforts in organizing these events. A special thanks to the neighbors who allowed us to use their driveways or curbsides to host events or provide a space for the roll-offs.

In March, we hosted a March Madness event at a local school. In June, we hosted a successful neighborhood two-day Garage Sale with the participation of 10 plus homes. That same weekend we provided 3 roll-offs in different areas of our neighborhood as part of a neighborhood clean-out effort. Based on the speed in which some of these roll-offs were filled, quite a number of unusable items found their way to the landfill. In July, an Ice Cream Social complete with musical entertainment proved popular with the attendance of about 70 persons. The September 24th Block Party was successful with about 75 persons attending. At both events we enjoyed musical entertainment as well as the chance to visit with our neighbors. 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 Amanda Schneider at amandajane17@gmail.com or 719-331-7705.

ANNOUNCEMENT OF ANNUAL HOMEOWNERS MEETING –November 5, 2022

a. The annual meeting of the CCHOA Homeowners will be held on November 5, 2022 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909, starting at 9:00 AM..

b. The agenda for this meeting is:

9:00 – 9:30 Check In and Social – Meet your Neighbors
9:30 – 9:35 Opening/Introductions
9:35 – 9:55 RetoolCOS Comments from Councilmember Nancy Henjum
9:55 – 10:05 CCHOA 2022 In Review
10:05 – 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 (One more year to serve)
Vice President – Bill Hoover (One more year to serve)
Treasurer – Kathy Poyner (appointed to replace Ken Francois - One more year to serve)
Secretary – Amanda Schneider (One more year to serve)
Directors at Large
- Steve Paradis – (One more year to serve)
- Vicki Tostanoski – (Up for election)
- Maureen Logue – (Up for Election)

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 3132 Lees Lane prior to November 5, 2022 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

November 5, 2022 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 3132 Lees Lane prior to November 5, 2022 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

Directors at Large

- Vicki Tostanoski
 - Maureen Logue
 - Write – In _____
-

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 3132 Lees Ln prior to November 5, 2022 or you can scan your signed proxy and email it to mghenderson55@gmail.com.

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.

Please consider helping our CCHOA be successful by sharing your talents and time. You can bring your Volunteer Sign-up Sheet to the Annual Meeting or put it at the secure mailbox at 3132 Lees Lane prior to November 5, 2022.

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 Steve Paradis, Bob Frye 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 significantly more yard waste than the previous year.

Week of	Location/Activity	2022 # of Homes	2021 Homes	2022 Tons	2021 Tons
5/9/2022	Country Club	60	26	24.3	.9
8/15/2022	Country Club	69	42	6.48	2.4

From May 14, 2022 through September 16, 2022, our neighborhood had 60 incidents involving criminal or police activity. There were 4 Traffic Accidents, 1 911 call, 1 Abandoned Vehicle, 3 Alarms, 3 Burglary-Auto, 1 Criminal Mischief, 2 Disturbances, 1 Domestic Violence, 1 Driving Under the Influence, 3 Fraud, 1 Harassment (N. Circle), 1 Littering, 1 Missing Person (N. Circle), 1 Parking Violation, 1 Suicide (N. Circle), 1 Suspicious Activity, 1 Suspicious Person (N. Circle), 1 Theft, 2 Traffic Hazards, 27 Traffic Offenses (most on N. Circle), 1 Vehicle Impound, and 2 Welfare Checks. Outside of Traffic Offenses, most of which occurred near N. Circle, the most prevalent type of police activity in our neighborhood involves automobile break-ins.

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

Help Prevent Car Break-ins

Lock Your Doors: A majority of car break-ins and thefts are from unlocked cars. Even if you are parked in front of your house, in your driveway or inside your garage, lock your doors. Criminals like to walk down the street and see if a car is unlocked, if it is they open the door and take whatever is visible and move on to the next target. However, if the door is locked, they are more likely to move on.

Secure Your Vehicle: Roll your car windows up all the way and engage the car alarm, but do not depend on it as the only way to deter a thief. A car thief can break into your car and be out in about 30 seconds, fast enough that an alarm doesn't scare most of them away.

Conceal: Stow your electronics and accessories well out of sight, or just take them with you. Items such as power cords, adapters, and GPS windshield suction-cup mounts might be enough to pique the interest of thieves. Get in the habit of putting items you want hidden in the trunk of your car before you arrive at your destination. Thieves will linger in busy parking lots looking for you to stash your valuable items.

Park Smart: Park in a busy, well-lit area and avoid concealment from larger vehicles, fences, or foliage. Avoid parking in isolated and poorly-lit areas. Most smash-and-grab thieves are casual opportunists. They see something they like, so they break in and take it. So before you get out of your car, make sure your valuables are out of sight. Never leave things lying out on your seats, dashboard or floor. Don't use the console or glove box as mobile lock boxes. These are obvious to thieves, too. If you must leave things in your car, put them in the trunk or even in the spare tire well. If nothing else, try throwing a cover over it.

Other simple preventative measures:

- As you might expect, almost all burglaries happen on the cover of night. One of the greatest deterrents is a motion-sensor light.
- A lot of vehicles come with or have warning stickers and while this is closer to a 50-50 chance of preventing break-ins, a unique sticker is a cheap way to give pause to determined ne'er-do-wells. Warning stickers are available at <https://www.amazon.com/warning-stickers-cars/s?k=warning+stickers+for+cars>.

Crime Stoppers

For years many have experienced long wait times to report criminal or suspicious behavior when calling the non-emergency line, 719-444-7000 or reporting online at coloradosprings.gov/police-department With each, you'll be asked your name and phone number. Even if you do not wish to be identified, chances are, you are still traceable.

Crime Stoppers is an alternative, offering anonymity and rewards for your tips. Those answering the phone or receiving your tip online will never ask for nor even want your name or number.

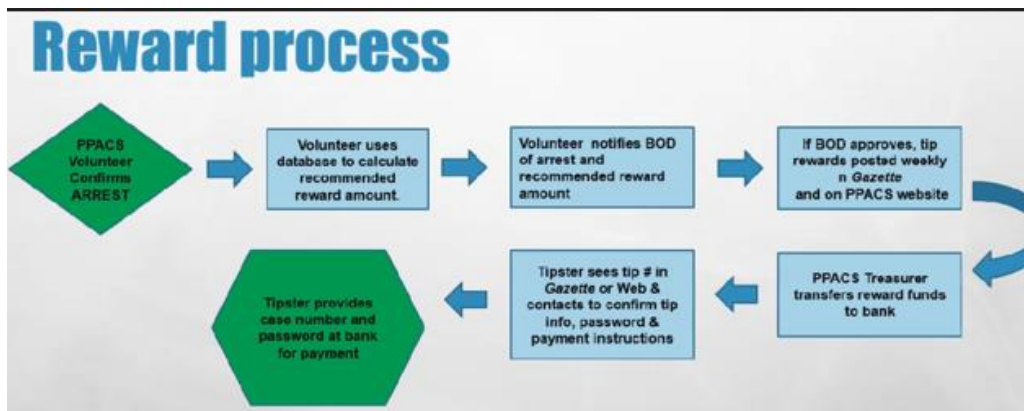
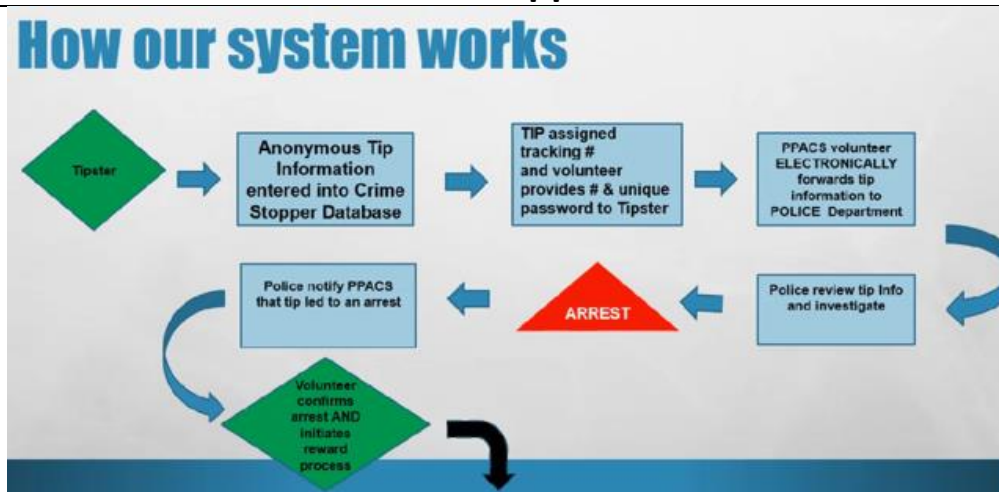
A partnership between the community, schools, law enforcement, and media, and funded 100 percent by donations, Pikes Peak Area Crime Stoppers exists in El Paso and Teller counties, helping the applicable law enforcement agency—city, county, military—solve crime to bring fugitives to justice. The more successful Crime Stoppers is, the more rewards they pay, so they gratefully accept donations.

Officially formed in Albuquerque in 1976, Crime Stoppers began with the premise that witnesses would be willing to offer information if they could remain anonymous, with the possibility of earning cash rewards for information leading to an arrest or conviction. Crime Stoppers provides an excellent platform to more quickly get criminals off the streets.

In 2021, 1960 tips were received by the Pikes Peak Crime Stoppers and forwarded to appropriate law enforcement agencies. This resulted in 42 arrests, \$2899 paid out for qualifying rewards, \$116,000 in stolen property and cash recovered, and \$890,000 in street value of drugs seized.

For more information, see <https://www.crimestop.net>
To use Crime Stoppers, call 719-634-STOP (7867)

How Crime Stoppers Works



Historic Neighborhoods Partnership (HNP) News

As we mentioned in previous newsletters, our neighborhood is a member of the HNP. The HNP works to preserve the historic nature, unique character, and quality of life of our City's historic neighborhoods (i.e., older, established neighborhoods; 50+ years old). There are currently 15 neighborhoods participating in the HNP, including CCHOA.

The HNP recently reviewed the newly proposed ReToolCOS draft, the City plan to revise City Code. The HNP identified eight areas of concern and one potential problem:

1. Need tools for preserving neighborhoods
2. Focus in Development Plan Reviews
3. Specifics in new overlay: Area Design Standards Overlay (UDC draft is too narrow to address the impact of the proposed development on the surrounding properties and neighborhood)
4. Changes in Development Standards (Elimination of maximum lot coverage ratios)
5. Merging Office Residential (OR) into MX-N (Merging OR, Office Complex (OC), and Mixed Used-Neighborhood Center (MU-NC) into MX-N causes use-to-use conflicts (e.g., bars, restaurants including drive-ins, retail, and automotive adjacent to residences)
6. Changes to Historic Preservation Overlay Zone and Processes
7. New appeals process (New proposed UDC only allows an "affected party" to appeal. "Affected party" to include property owners and tenants within 1,000 ft. of subject lot, or within two miles with preserved standing. "Preserved standing" requires prior participation.)
8. Parking/Transit Oriented Development (TOD) eliminations and incentives
9. Regulating murals (Criteria for establishing murals not currently well defined)

The HNP presented their specific concerns and recommendations at a Public hearing with the City Planning Commission on Sept 22, 2022. The HNP copied our City Council Representatives so they will have access to these concerns and recommendations as well. The HNP is also arranging meetings with multiple Council Representatives to take place after the Sept 22 public hearing to further discuss these issues.

Two Examples of Why We Need Tools to Protect Our Neighborhoods

Mesa Road Corridor Area [Cordera Street to 19th Street, west of Uintah on the west side]

1. The Mesa Road Corridor is a unique residential area on the mesa, which is **rural in character and zoned RE**, with the following characteristics:
 - a. **Large lots** (over 1 acre, average 1.5 acres;
 - b. Single-family houses **set back 100 feet** from Mesa Road;
 - c. **Set 50 feet from adjoining houses**;
 - d. **Low profile**, generally of **earth tones**, built of **fire-resistant materials** such as stucco, with **native landscaping** that blends into the environment;
 - e. A **nature trail**, instead of sidewalks, gutters, or streetlights; and
 - f. Creating unobstructed view corridors of Pikes Peak and the Front Range.
2. **These characteristics are not protected by the R-Estate zoning code.**
 - a. The R-Estate zone is the least dense residential zone in zoning code that
 - i. allows **lots of 20,000 sf** (less than ½ acre),
 - ii. **set back 25 feet** from Mesa Road,
 - iii. **spaced 15 feet apart**
 - iv. **with heights of 35 feet**
 - v. requiring sidewalks, gutters, and streetlights.

Established older neighborhoods [Bon., Middle Shooks Run, Divine Redeemer, Patty Jewett, Country Club, Near North End, the Old North End, Ivywild, Skyway, Pleasant Valley, Mesa Springs, Friendship Crescent, Mill Street, Cheyenne Canon and the West Side.]

1. Long Standing neighborhoods with well-established identities
2. With identifiable development patterns of set-backs, heights, density and maximum lot coverage.

CCHOA Grateful Deadheaders Garden Group

Our neighborhood garden group was not able to be as active this year. It seemed like almost every planned outdoor event became a guarantee that it would rain! We thank Janice Marie-Gallof for leading the garden club and sharing her gardening tips and resources with us and wish her well as she moves on to gardening challenges in Florida.

If there is interest in continuing the Garden Club in 2023, we will start up again next spring and welcome anyone interested in gardening to join this group. The February newsletter will provide more details about meeting dates and ways to participate.

CCHOA Welcome Committee Comments from Out-going Chairperson, Dorothy Hornby

I've had the opportunity to be chairperson of the Welcome Committee for the past 5 years and am stepping down from this role. Maureen Logue has graciously agreed to chair this committee. Four years ago, the Welcome Packet was redone to provide better information to welcome new homeowners to our neighborhood. So far this year we have welcomed 11 new homeowners. Approximately 20 new homeowners move into our "hidden gem" area each year.

I've had the pleasure of working with four ladies who have assisted in delivering these packets and answering any questions the new homeowners have. Thank you to Jennifer Williamson, Mary Corrow, Maureen Logue, and Sylvia Holt. It has been great working with you all.

Interested in Being Part of a CCHOA Book Club?

Do you like to read but need some motivation? Interested in what other folks think about a particular book? Interested in an opportunity to get to know some of your neighbors as well? We are looking at starting a neighborhood book club. It will be an opportunity to get together, have snacks and some light conversation about whatever book we choose to read together. If you are interested, please contact Susan Henderson at sjhenderson53@gmail.com or (719) 641-1151.

Coming Soon – A New and Improved CCHOA Website

Our current website is due for an upgrade to newer technology with some design improvements. We have contracted a company called Bootstrap to convert our website to a newer technology called Squarespace. The upgrade has already begun and we expect it to be completed by the end of October.

The new look will leverage a lot of pictures along with easier navigation. The sample pages they have provided are very impressive and have a modern look and feel. We have updated some content as well with some slight reorganization of the existing documents. We hope the new look will increase the usage of the site.

We also have the option of paying Bootstrap to support the site. This gives us flexibility to be able to support the website without trying to find a neighbor with Internet technical knowledge.

Trash Billing for 2023

In November, existing customers in the HOA trash program will be billed for the entire year of 2023. We have confirmed with Waste Connections that the price will increase by 3% for 2023. 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 2023 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.

2022 Trash Review

We added 18 more homes in 2022 to the HOA trash program. Each year we continue to see an increase in membership and we now have 180 homes out of 314 participating in the HOA trash program - over half the homes in the HOA. Besides saving you money, it will decrease truck traffic in our neighborhood and reduce 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.

Many Thanks to the 60% of Homes Who Paid Dues in 2020

The dues for the HOA are only \$30 per YEAR. Dues have not increased since the HOA was formed in 1999 and there are no plans to increase them for 2023. Our HOA is a volunteer HOA which helps us keep our costs down. The HOA Board is composed of neighbors who volunteer to help with programs that benefit our neighborhood. The dues are voluntary but are required if you choose to join the HOA Trash Program. In November, the Treasurer will bill the current participants in the trash program for 2023, which includes the dues for 2023. For the other homes not in the Trash Program, the Treasurer will send out a voluntary invoice in January 2023 for the \$30 dues.

Why should you pay your voluntary dues?

1. The HOA Board uses this money to have an active HOA.
2. Here are some of the benefits for our neighborhood of an active HOA.
 - a. Negotiated a contract for preferred trash service.
 - b. Social events: block parties, neighborhood garage sales and music events.
 - c. Annual meetings for neighbors to socialize and discuss neighborhood issues.
 - d. Three newsletters a year.
 - e. Fire Mitigation and 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.

2022 CCHOA Financial Review as of August 31, 2022

Our \$30 annual dues are voluntary since the CCHOA 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. In 2022, the level of participation was about the same as last year with 67% of the 314 homes paying their dues. At this level of participation, we have an annual income from dues of \$6,227.68.

We also receive some income from advertisements. So far this year we've earned \$400 from these ads. The ads 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 2023. 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 or property to maintain our primary expenses are:

- Liability insurance for the Board
- Social events: garage sale advertising and roll-off 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 the use of their facility for our annual meeting.

The HOA uses QuickBooks software to manage our finances and for reporting to the board. This year we replaced our aging HOA laptop with a new one. The increase in laptop speed is significant and the laptop should serve our needs for another four years. This year we also hired a part-time bookkeeper (2-4 hours/month) to ensure the CCHOA's financial activities are being properly recorded and reported by QuickBooks. The HOA uses an interest-bearing account to hold funds in reserve for unobligated or unanticipated expenses and two checking accounts to pay monthly operating and trash expenses. As of August 31, 2022, the CCHOA has approximately \$11,249 available for its use.

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.

Kathy Poyner has graciously accepted an appointment as CCHOA Treasurer, filling the position vacated by Ken Francois. She will also be taking over the responsibilities associated with the trash service. Kathy is working with Marty Henderson to transition into both of these roles.

In the meantime, if you have any CCHOA financial questions, please contact Marty Henderson, CCHOA President at (719) 377-8003.

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 Kathy Poyner at (719) 440-1940.



AMC PAINTING
-Residential -Commercial
-Interior -Exterior
Free Estimates

Matt Cordova
Owner

3923 Maizeland Rd. Office: 719.574.3018
Colorado Springs, CO 80909 www.amcpainting.com
Direct: 719.237.6165 matt.cordova@amcpainting.com



Randall (Randy) Rabalais
Owner

CRICKET ROOFING & EXTERIORS

(719) 301-5406
randy@cricketroofing.com
www.cricketroofing.com
3609 Austin Bluffs Pkwy, Ste 31, #62
Colorado Springs, CO 80918



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
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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.