

SUMMER IN STETSON HILLS

PRESIDENT'S LETTER

DEAR NEIGHBORS,

I hope this newsletter finds you and your family well. Spring and Summer have been a historic whirlwind and Fall is right around the corner with a much deserved reprieve from the heat and afternoon storms. Our late Summer and Fall will provide some great dry cooler weather to enjoy our numerous parks and outdoor spaces and catch up on home projects.

To start I want to welcome all our new homeowners and residents to the Community. Home sales and new neighbors are a consistent occurrence year to year in our Community with easily several hundred homes a year changing over out of 3,200 homes. Please take the time to welcome our new neighbors. Looking out for and helping your fellow neighbor goes a long way towards building a supportive Community.

I'd like to surely thank all the owners and residents that have made outstanding improvements to their homes over the last several months. Enhancements and repairs to fencing, landscaping and painting clearly show on many homes. Your neighbors and fellows owners appreciate the investment in your home and the pride and care taken.

Please do all you can to prevent a notice for a Covenant violation. Plan ahead for maintenance projects, review the standards, submit the necessary request, and complete those projects in a timely manner. If you know you have an outstanding issue and plan on taking care of it let the Community Management team know. That goes a long way. Communicate professionally with the Community Manager if you get a warning before it becomes a systemic issue. All the Covenants, Architectural Standards, policies and request forms are available online 24/7. The HOA has a Customer Care line where questions can be answered plus other actions. The Community Management team responds to emails daily and Board members are always available if needed.

The Covid-19 health emergency has waylaid several of our normally scheduled HOA sponsored social events for the Spring, and Summer. Given the current environment and state public health orders these events will likely be cancelled outright after being postponed several times. The Spring clean-up is being planned for September to help owners with large Fall landscape clean-up projects. Further details will be published on this event.

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ARC AND BOARD MEMBERS NEEDED!

We're looking for Homeowners to join our Architectural Committee and volunteer to help review ARC improvements submitted.

There is also one Board member vacancy available. If you are a contract wiz, business owner, or have a special skill set - we'd love to have you join!

Please call 719.389.0700 or email StetsonHillsMaster@eHammersmith.com for more information!

BOARD OF DIRECTORS

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The HOA has completed large several projects across the Community as part of the 2020 annual work plan and maintenance budget. Fence staining, fence replacement, real property repairs, and landscaping enhancements helps to ensure our Community is maintained. If you see HOA common area that needs attention or have suggestions on improvements please send those to the Community Manager so the Board can review it as part of the 2021 draft budget.

Our Community trees took a severe beating last Fall and this Spring with early and late deep freezes. The HOA has inventoried all the stressed or seemingly dead common area trees and marked them for observation or removal. In a few cases some of these trees have recovered very slowly. In other cases dead trees will be fully removed and replaced either in the Fall and/or next Spring. Please see previous HOA E-Blasts for tips on how to attempt to revive these stressed trees or contact your local tree nursery. Thank you for all the owner tree replacements thus far.

The HOA is completing its full 2020 Reserve Study over the next couple of months. This state law required property inspection ensures we update the condition of all the HOA common areas, real property and infrastructure to ensure our Reserves are adequate to cover losses and life cycle replacement. Previous Reserve studies are available inside the Owners portal and documents folder.

The Board has already begun discussing and reviewing possible plans and modifications necessary to hold the 2020 HOA Owners Meeting held in November. Over the last several months the Board meetings have been held virtually online to help ensure the health and safety of all owners and residents, comply with public health orders and reduce risk to the HOA. The venue and format for the annual meeting will be done to ensure the safety of owners, maximize participation and comply with Covenant requirements. Further information will be published well in advance of the event.

BEST WISHES FOR YOU AND YOUR FAMILY'S HEALTH AND WELLBEING. HAVE A GREAT AND SAFE LATE SUMMER.

Thank you

Ed Schoenheit
Board of Directors, President

HOA BLOCK PARTIES

Given current events and State of Colorado Public Health Order (PHO) 20-28 directives the HOA Board will discontinue HOA sponsored Block Parties until such time the State PHO would allow larger gatherings (more than 10) of people in a social setting for a qualified necessary activity.

The legal liability and risk it poses to the HOA and owners from operating outside State public health orders in sponsoring a block party outweigh the need to hold block parties at this time.

THANK YOU FOR YOUR UNDERSTANDING AND PATIENCE.

Attention Homeowners

Parking. Parking of RVs, trailers, boats etc. in the HOA is only permitted for loading/unloading not to exceed 48hrs. There is no storage of RVs or trailers on the lot or in the street.

Overnight parking and storing of vehicles is prohibited on all streets within the HOA. Parking permits are only granted in limited specific cases with conditions. Enforcement could include any of the following: reminder notice, HOA fine, city parking fine and towing of the vehicle.

Please pick up after your pets when walking throughout the Community, City parks, HOA park or in the common area landscaping along neighborhood sidewalks. There is no dedicated service for removal of pet waste and responsible parties can be held liable for cleanup costs.

GRILLING SAFELY THIS SPRING AND SUMMER

- Always supervise a barbecue grill when in use. Don't add charcoal starter fluid when coals have already been ignited.
- Never grill indoors – not in your house, camper, tent, or any enclosed area.
- Make sure everyone, including pets, stays away from the grill.
- Keep the grill out in the open, away from the house, the deck, tree branches, or anything that could catch fire.
- Use long-handled tools especially made for cooking on the grill to keep the chef safe.



YEAR ROUND GARDENING

Debra Stinton Othitis, Colorado Master Gardener

Shady Gardening with Begonias

Begonias add constant color and beautiful foliage throughout the season in places with little to no direct sunlight. They can be used as bedding plants, in window boxes and in hanging baskets.

Begonia is a genus of perennial flowering plants in the family Begoniaceae with more than 1,800 different plant species. Their bright colorful flowers have sepals but no petals. There are two types of begonias commonly used for growing outdoors in the summer—fibrous and tuberous. They are not hardy, and need to be treated as annuals or brought inside for the winter. A third type, rhizomatous, is most commonly grown a houseplant in Colorado.

Fibrous Begonias

Few other annuals can beat the Wax Begonia (*Begonia x semperflorens-cultorum*) for hardiness and continuous flowering throughout the summer. Small, bushy plants, with shiny, heart-shaped leaves of green, bronze-red or mahogany are covered with small white, pink, rose or red flowers. Wax begonias withstand drought and heat better than other begonias, although they definitely prefer moist, well-drained, fertile soil.

Learn more at <https://hgic.clemson.edu/factsheet/begonia/>

Tuberous Begonias (*B. x tuberhybrida*)

These begonias are popular for their beautiful 2 to 4-inch wide flowers that come in a variety of colors and forms: red, orange, yellow, white, salmon and pink blooms may be single or double and may be plain, ruffled or toothed. Tuberous begonias bloom throughout the summer, thriving in shady spots where few other plants with long bloom periods and showy flowers grow. They are often used as container plants on patios and porches, in hanging baskets, and as bedding plants. They need frequent watering and light fertilization. Excess of either causes flower bud drop. The 'Non-stop' cultivars are compact and small-flowered multiflora types that will delight you throughout the summer. Learn more at <https://hortnews.extension.iastate.edu/2004/2-27-2004/begonias.html>

When you have questions, Colorado State University Extension has research-based answers. Get answers to your horticulture questions from Colorado Master Gardeners by visiting ask.extension.org any time day or night.

Follow us on Facebook at Colorado Master Gardeners – El Paso County.



2020 HOA PROJECTS

Landscaping

The Board approved \$50k amount of landscaping projects this year, to include:

- » Windom Peak - Common Area revitalization and tree replacement
- » Greenhaven Park - Landscaping repairs and tree replacement
- » Poudre Way - Landscaping bed repairs and improvements
- » Windom Peak - Erosion Control behind Mayfair sign

To date, all projects have been completed. The Board was able to negotiate with WLM on some of the major projects and has saved the HOA an estimated 6k on these in 2020.

Fencing

- ***The Board of Directors reviewed \$32k in 2020 proposals submitted by Summit Fence and approved \$14k of those improvements to move forward based on available budget for 1st Quarter 2020. Approved projects include:***
 - » Subdivision sidewalk entrance cut through from Dublin and Black Forest to Flowering Almond
 - » Subdivision sidewalk entrance cut through from Dublin and Black Forest to Silverwind
 - » Subdivision sidewalk entrance cut through from Dublin to Balance
 - » Mt Yale north side fence replacement
- ***The Board of directors approved \$31K of all fence staining across the HOA.***
- ***The fencing section along Tutt Blvd between Snowy River and Article remains the responsibility of the Cottages sub-HOA.***

Other Maintenance and Repairs

The Greenhaven roof replacement and repainting projects were completed for a total cost for \$14K. Through competitive bidding and line item review the Board was able to realize a savings of \$12K and reinvest those funds on other projects and repairs within the HOA.

SIGNS

Owners please note that the HOA has a Covenant that controls and limits signs placed in yards and on homes.

There are also specific State laws and City Codes that protect, govern and control signs.

Over the last several months the number of yard signs has increased and there have been unfortunate incidents with some signs.

Congratulatory signs for recent graduates, birthdays, births, "welcome home", support and appreciation signs, etc. are reasonably permissible for the event but cannot be left up indefinitely. Contractor and business type advertising signs are not permitted in yards or on homes. Signs inevitably multiply exponentially and detract from the Community appearance overall.

Political signs are permitted by law as detailed below. Please do not trespass onto another owner's property and deface or remove lawfully permitted signs during official election periods. Additionally, posting any ballot/political issue or party affiliation sign within HOA common areas is not permitted at any time. Adherence to the Covenant helps to prevent issues. If you have a dispute with a neighbor, posting signs is not a recommended method towards resolution.

If owners are having a yard sale, "For Sale" showing, or other special event and have placed signs on street signs, light poles, HOA Common areas, street corners etc. please ensure they are removed in a timely manner as the HOA pays to clean up abandoned signs. Please help keep our Community maintained. Thank you for your cooperation.

Thank you

Unless permitted by the HOA Covenants or C.R.S., no sign of any kind shall be displayed to the public view on any part of a Parcel or Home. Article 5.14 of the HOA Covenants and Section III of the Architectural Standards controls signs. They are also governed by Colorado Revised Statute C.R.S 38.33.3.106.5 as it pertains to political signs. Exceptions are one professional sign per dwelling advertising a dwelling for sale or rent, and political signs within 45 days before a primary or general election. No more than one political sign shall be posted for each candidate or ballot issue, and all political signs must be removed not later than seven days after the election. Small non-advertising, conservatively placed security system, or "beware of dog" danger/warning type signs are permitted. Small conservative warning "No Soliciting" signs are permitted to be affixed near the front door. Contractor type business signs are not permitted before, during or after construction or repairs to a home.

SAFETY AND SECURITY • Enhancing Security Within Our Community

Want to do more towards improving the safety and security of your neighborhood and our community overall? Considering volunteering your me to be part of a Neighborhood Watch Program. The Neighborhood Watch Program is completely free and is a fantastic way to learn about issues in the community quickly and accurately through CSPD. Block Captains are eligible to attend training (Personal Safety, Home Safety, CPTED, ID The, etc) free from the CSPD and share this information back to program members and neighbors. This program does make a difference and lets the criminal element know our community will not be a haven for illicit activity.

For more information go to:

<https://cspd.coloradosprings.gov/content/neighborhoodwatch>
or contact our Stetson Hills Community Crime Officer listed on the website.



Crime Prevention & Home Exterior Security Lighting In light of recent criminal activity in our Community the following recommendations are advised for all owners and residents.

- Please turn on your porch and garage coach lights every evening to provide additional street and sidewalk illumination especially if streetlamps are not close by
- Replace broken bulbs and fixtures on the porch and garage
- Report all non-functional residential streetlamps to the HOA Community Manager by pole number and closet street address
- Change your outdoor bulbs to brighter ~60,75, or 100 Watt equivalent LED bulbs which can produce more lumens with less heat, reduced energy cost, and last longer than incandescent or CFL bulbs. Ensure you check your fixtures rating first. (Courtesy Note: Please ensure security flood/spotlights or brighter bulbs do not create overt glare, flashing or light nuisance to adjacent properties)
- Install "auto on" LED bulbs in your outdoor fixtures which do not require any architectural approval or install a programmable light control switch inside the home
- Install Smart light bulbs and fixtures that can be controlled by a phone app even if you are not home.
- Replace decorative colored light bulbs with regular bulbs that provide better illumination of driveways, sidewalks and streets
- Speak with your neighbor(s) about ensuring they have their outside lights on at night as a deterrent against crime
- Ensure all vehicles are parked in the garage and driveway to the fullest extent possible and in accordance with the Covenants. Targeting of vehicles seemed to indicate thieves were avoiding driveways and security cameras.
- Ensure all vehicles are locked every night and remove all valuables to include garage door openers and keys even if parked in the garage
- Ensure your inner garage door is locked at all times and ensure your garage door is kept closed both day and night
- Report any suspicious activity to CSPD immediately



Enjoy
YOUR SUMMER
STETSON HILLS!!

Stetson Hills Master Homeowners Association

c/o Hammersmith Management, Inc., AAMC
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Colorado Springs, CO 80920

This Newsletter is an official publication of Stetson Hills Master Homeowners Association



WHAT DO MY ASSESSMENTS PAY FOR?

Assessments pay for

- Residential street lamps
- Trash removal across the HOA in all common areas weekly and clean up of illegal dumping
- Pet waste stations across the entire community and weekly servicing
- HOA park maintenance, landscaping and water
- Maintenance of over \$500K worth of HOA fence across 1000 acres
- Snow removal yearly on all common areas as required by state law and city code
- HOA insurance for all common areas, HOA owned sidewalks, and playgrounds required by state law
- Landscaping and water for the HOA common areas
- Stormwater fees and drainage repair costs
- Repair and clean up of vandalism
- Common area tree maintenance and replacement
- Maintenance and replacement of HOA property and infrastructure
- Home sale transfer documents, account status letter and inspection
- Regular property inspections to maintain home values and Community standards.
- Legal actions necessary to correct violations and non-compliance with HOA covenants or delinquent assessments.

HOA covenants and payment of assessments are binding obligations with owners and are ensured/enforceable by County and State law. For more information please see your governing documents inside the owners portal.

GARBAGE CANS AND PICKUP DAY

Owner and residents please take care to ensure that your garbage receptacles are properly put away following trash collection. Containers cannot be left out in the front or side yard, driveway or curbside beyond the collection day.

Containers must be placed out of view from the street inside the garage or behind a fence. Containers that are left out contribute to blowing trash and debris that the HOA has to pay to pick up. The following are the collection days for the main companies servicing the HOA. Please ensure your containers are put away at the end of the respective pickup day.

THANK YOU

- *Waste Connections • Tuesday*
- *Bestway (now GFL) • Friday*
- *Waste Management • Thursday*
- *Rocky Mountain Disposal • Thursday*
- *Springs Waste • Monday*