

# WINTER



## A LETTER FROM THE PRESIDENT

Dear Owners and Neighbors,

Hello & Happy New Year. Wishing all of you a bright 2021. With the holidays behind us, spring will be here before we know it. We can always expect several exciting snow events in March and April, but those do serve to provide much needed snowpack for our region's water supply and provide much needed moisture for our landscaping. While we may have freezes into late May for you gardeners, there are many things we can do now to prepare for a successful spring and summer in order to maximize vacation and family time which we all deserve.

Spring will come with mild temperatures despite the typical wind storms. That first "summer" provides many great opportunities to get a jump start on home projects if you have planned ahead. Now is the time to develop home repair and landscaping plans and lock in projects with contractors before the busy summer season. Wait too long, and finding a contractor to even provide a reasonable bid can be very challenging. Remember many contractors and companies are inundated with new home construction occurring in our region, and prices continue to rise. Fall and winter are the best time to lock in contracts at the lower prices for work to be completed in the spring. The spring high winds always wreak havoc on failing fencing, so if your fencing needs replacement or repair, don't be caught off guard. Also, planning ahead gets those projects done before the intense heat and rain storms hit later in June and July and time is better spent enjoying the great outdoors.

Doing an owner exterior home inspection now is a great way to get ahead. Inspecting your paint, siding, trim, and fencing are easy ones, but there are many more exterior items to check as our homes age. You can find detailed checklists online or ask a handy neighbor for help. During the winter months, all homes are inspected for maintenance items to be addressed in the spring and summer. We all have to do our part to keep our Community maintained and looking good.

Concerning the HOA Disposal Program with Springs Waste. Please give the worthwhile program thorough consideration to help lower costs and benefit our Community as a whole. Details can be found on the [HOA website](#) to include a Q&A. A few hundred more sign-ups is all that is needed to move both new and current customers into the lower cost tier. No owner likes paying more for basic utilities services year-to-year, so this is an opportunity to help reduce owner costs. A recent email was sent out with further details.

For our street repairs under the Colorado Springs "2C Program," we have a few streets on the 2021-2025 list. Shimmering Creek, Dublin, Balance Circle, Windom Peak, Quiet Pond, and Stetson Hills Blvd are programmed. Complete details can be found here: <https://coloradosprings.gov/2cpavinglist>. Exact start dates are not known at this time, but will be announced once known.

Continued on next page ...

## Board of Directors

### **President**

Ed Schoenheit  
eds@stetsonhillshoa.com

### **Vice President**

Erica Edgar  
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### **Treasurer**

Jenny Cosco-Standingbear  
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### **Secretary**

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### **Member at Large**

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### **Member at Large**

Lindsey Mote  
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### **Member at Large**

Anthony Santoro  
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### Community Website

StetsonHillsHOA.com

### Management Company

HAMMERSMITH®

1155 Kelly Johnson Blvd, Suite 495  
Colorado Springs, CO 80920  
719.389.0700

StetsonHillsMaster@eHammersmith.com  
eHammersmith.com

#### **REMINDER:**

Quarterly assessments of \$44.50  
are due on April 1 and considered  
late by April 10.

I'm going to make a personal request of owners not using electronic communication with the HOA to enable that feature in their HOA owner account within the [Owners Portal](#). There is no better way to maintain effective communication with more than 3,000 owners than electronic means. Several years ago the HOA stopped sending out mailed newsletters to save costs on paper, printing, and mailing, which were immense and unsustainable. The goal is to move towards paper-free and keep costs low wherever possible for all owners. While certain HOA year-end disclosures, budget, and election mailings are required, the [HOA homeowner portal](#) allows for all service requests and communication with the Management company to be done online. It eliminates the potential for lost or misdirected mail and speeds responses. If you are leasing out your home, please ensure your tenants are afforded all the information about the HOA to be successful, and that you periodically check on your home even if you are using a property management company. Always ensure the HOA Management Company has current and accurate contact information on file. This one step helps to alleviate countless issues.

The Board is finalizing planning and resourcing for the April Easter Egg Event. Details were also sent out in an email to the Community. This event was attended by over 200 families last year. The event will be held similar to last year's drive-up only pick up point. Volunteers using personal protective equipment will be stuffing donated prize eggs with candy and surprises over the next couple of months to ensure a successful and safe event. The Board has also asked the Easter Bunny to be in attendance this year.

Over the next few remaining cold months and the rest of the year, please continue to check on and help your neighbors. By the next April newsletter, the days will be much longer and warmer. I hope that this coming spring and 2021 affords you and your family the best.

Thank you,

*Edward B. Schoenheit*

Stetson Hills Master HOA Board President

## **WELCOME NEW OWNERS!**

We are happy that you have chosen Ridgeview at Stetson Hills Master HOA as your home. We hope you are getting settled and checking out the area. We understand that buying a home and moving can be a stressful time. Once you are settled in, please take a few moments to review the Association's website at [StetsonHillsHOA.com](#) for information about the Community. The Board of Directors is made up of residents who volunteer their time and whose function is to act for all residents, preserve property values, and to keep Ridgeview at Stetson Hills Master HOA a Community of which we can be proud. We hope you will become involved in the activities of the Association. Options for keeping abreast of HOA news are our [Facebook page](#) and our e-mail distribution list. If you would like to be added to the list, please send your contact information to [StetsonHillsMaster@eHammersmith.com](mailto:StetsonHillsMaster@eHammersmith.com).

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## PORTAL INFORMATION AND WAYS TO PAY

**Don't forget to pay your quarterly assessment!** Owners please ensure you stay current with quarterly assessments. Please ensure you contact the management company if you have any questions about your owner's statement. Assessments are due on the 1st of January, 1st of April, 1st of July, and 1st of October. Assessments are \$44.50 per quarter in 2021. Owners will incur late fees if the payment is received after the 10th. You may pay online at [portal.ehammersmith.com](https://portal.ehammersmith.com) or mail your check made payable to Stetson Hills Master HOA to:

Pacific Premier Bank  
c/o Hammersmith Payment Center  
PO Box 173701  
Denver, CO 80217-3701

Please ensure you sign up on the homeowner portal at [portal.ehammersmith.com](https://portal.ehammersmith.com). Here you can manage your account, submit Architectural Requests, review HOA Governing Documents, submit violations, and a host of other items that improves service levels and responsiveness for all members.

## HOME REPAIRS, IMPROVEMENTS & THE ARCHITECTURAL PROCESS

One of the key aspects of being part of a HOA is the safeguard that the Covenants provide on the exterior appearance and maintenance of homes. A HOA Community with architectural standards serves to ensure that homes and properties are well maintained, values of all homes are preserved, and the appearance of the neighborhood protected. This is no small task with more than 3,000 homes spread over 1,000 acres. Continual maintenance is a fact of life when owning a home, especially here in Colorado, and our Community boasts countless superbly maintained homes, a testament to our great owners, new and old. What follows are some important things to know about home repairs, improvements, and the architectural process:

**Article 5 (Living Environment Standards)** of the Covenants stipulates that all owners are required to maintain and repair the exterior of their property. This includes the exterior of the home, landscaping, fencing, driveway, and even sidewalks. A good rule of thumb is that if you can observe damage or deterioration from the street, then it's time to take action before the deterioration gets worse and becomes more costly to repair.

**Article 6 (Architectural Control)** of the Covenants details the requirements for owners to follow as it relates to improvement requests, submission, and the approval process. All changes and additions to the exterior of the home, property, landscaping, and driveways all require prior approval from the HOA Architectural Committee before changes are made. This safeguard protects all owners and our Community. Changes must be in accordance to the Architectural Standards. These standards serve to ensure improvements are professionally completed, uniformly consistent, uphold appearance, and value. Unapproved improvements risk complete removal or correction at owner's expense, which can be completely avoided by adhering to the Architectural Standards and following the approval process. The Architectural Standards and Improvement Request Form can be found online on the [owners portal](#) available 24/7. Owners can also submit the requests electronically through the [owners portal](#). Be sure the request form and any attachments are complete before submission. If you have any questions please contact Hammersmith at 719.389.0700.



# COMMUNITY REMINDERS



## SNOW REMOVAL

The City Ordinance (3.4.202) on snow/ice removal requires owners and residents to remove ice and snow from sidewalks adjacent to their property within 24 hours after snow ceases. **As a reminder, sidewalks on the property are a public right of way easement and must be maintained by the property owner.** The HOA is responsible for snow removal on common area sidewalks, not individual owner sidewalks.

Owners are responsible for removing snow from the adjoining sidewalks in the front, side, and back of their homes. If you have a mailbox alongside your home and sidewalk your neighbors and our USPS mail carriers appreciate you keeping that sidewalk access clear. The best way to help is by being a “Snow Angel” and aiding your neighbors in need of snow removal assistance. Volunteering is greatly appreciated and is a wonderful way to get to know those in your neighborhood while keeping our children and pedestrians safe. Please take note of the following snow removal considerations:

1. Remove snow and ice from all sidewalks adjacent to your property, including sidewalks on the side of your home if you reside on a corner lot and, in some cases, the sidewalk behind your property if it backs up to a street and it is not a common area.
2. If you are unable to clear your sidewalk, ask a neighbor or family member for help. Or, to find snow removal services, please search the internet, or inquire on a neighborhood social media site.
3. Offer to clear your neighbor’s sidewalk if they are elderly, disabled, or simply unable to perform the task.
4. During the winter months, be mindful of the type of ice melt that is used on concrete to avoid pitting and spalling which can result in driveway or sidewalk sections having to be replaced. Consider sand or kitty litter as alternatives. Remove snow before it melts and freezes on north facing homes and shadow-prone areas along sidewalks.
5. If you have questions or concerns about an area not cleared of snow or ice, please contact Hammersmith®.

**HOLIDAY DECORATIONS** need to be removed within 30 days of any holiday. Please ensure all of the festive Christmas decorations are removed. Inspections for Christmas decorations and lighting will begin on February 8, 2021.

**MAILBOXES & KEYS:** When renting or selling your home, do not discard the mailbox keys as this can be very expensive to replace all the keys and entire lock, if necessary. Owners needing rekeying services for their mailbox must contact and use a USPS certified, licensed, and bonded locksmith. The USPS Branch offices do not manage keys to the mailboxes in the HOA and no longer provide coordinating services for rekeying of locks or replacement of lost keys. Additionally, the HOA Management Company does not manage, issue, or retain owner mailbox keys unless the complete mailbox unit is replaced. The HOA is working on a possible preferred provider for mailbox locksmith services to keep costs low to owners and ensure consistency of services. When searching for a locksmith, get two written bids to help ensure you are not potentially being overcharged. If you observe any damage or vandalism to a mailbox unit please report that to the Community Manager immediately. Please note that posting of flyers on mailboxes is not permitted.



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## COMMUNITY REMINDERS, cont'd

**BASKETBALL HOOPS:** Any permanent type of basketball backboard affixed to the home and pole apparatus must be approved by the HOA prior to installation. Permanently installed basketball hoop poles set in concrete are considered accessory structures and must be rearward of the front setback requirement. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Temporary portable basketball hoops are permitted, but must be placed in such a manner that they do not pose a hazard, block sidewalks, public rights of way, and may not be left in the street. If the homeowner leaves a temporary hoop standing, it must be placed in such a location not closer to the street than midway between the house and sidewalk alongside the driveway and in no case closer than ten feet (10ft) to the sidewalk. When left standing, hoops must be secured with proper ballast (e.g., water or sand in the base) per the manufacturer's instructions (e.g., may not place rocks, bricks, propane tanks, debris, or other weights on the ballast mechanism). Basketball hoops not in reasonable daily use must be put away and stored out of sight. Thank you for your cooperation.

**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 PETS** when walking throughout the Community, parks, 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.

**GARBAGE RECEPTACLES:** Please ensure all garbage receptacles are placed inside your garage or behind a fence except on pick up day. Receptacles are not permitted by Covenant to be stored on the sides of homes or in the driveway visible from the street. Thank you for your cooperation.

**WINTER WATERING:** Winter watering of sod, trees, and plants is critical for non-established vegetation and through the course of our very dry winters. When warm days of 50 degrees Fahrenheit do occur, take care to water at least once a month to ensure vegetation does not die or suffer negative effects over the winter.

**DAYLIGHT SAVINGS & CHECK YOUR BATTERIES DAY:** The second Sunday in March is when Daylight Saving Time begins so in 2021 we'll "Spring forward" one hour on Sunday, **March 14, 2021**, at 2 a.m. This is also the day to check and/or replace the batteries in your smoke detector and carbon monoxide monitors throughout your home. Be sure to properly test your devices and replace batteries as needed.



### ARC MEMBERS NEEDED!

We encourage you to think about joining this committee to learn the ins and outs of the community, meet your neighbors and give back to your community! Contact Hammersmith if you are interested in serving on the ARC Committee.

Please call 719.389.0700 or email [StetsonHillsMaster@eHammersmith.com](mailto:StetsonHillsMaster@eHammersmith.com) for more information!

# WINTER WATERING QUICK FACTS



- Water trees, shrubs, lawns, and perennials during prolonged dry fall and winter periods to prevent root damage that affects the health of the entire plant.
- Water only when air and soil temperatures are above 40 degrees F with no snow cover.
- Established large trees have a root spread equal to or greater than the height of the tree.
- Apply water to the most critical part of the root zone within the dripline.

Dry air, low precipitation, little soil moisture, and fluctuating temperatures are characteristics of fall and winter in many areas of Colorado. Often there is little or no snow cover to provide soil moisture from October through March. Trees, shrubs, perennials and lawns under these conditions may be damaged if they do not receive supplemental water.

The result of long, dry periods during fall and winter is injury or death to parts of plant root systems. Affected plants may appear perfectly normal and resume growth in the spring using stored food energy. Plants may be weakened and all or parts may die in late spring or summer when temperatures rise. Weakened plants also may be subject to insect and disease problems.

Learn more at [Fall and Winter Watering - 7.211 - Extension \(colostate.edu\)](https://colostate.edu).

## SOCIAL EVENTS CALENDAR 2021

EVENTS	DATE	LOCATION	EVENTS	DATE	LOCATION
BOARD MEETINGS	EVERY 3 <sup>RD</sup> TUESDAY @ 6pm*	Virtually	FALL CLEANING ROLL-OFF DUMPSTER	September 4 <sup>th</sup> @ 08:00 AM	Sunshine House
EASTER EGG DISTRIBUTION	April 3 <sup>rd</sup> @ 10:00 AM	Jared Jensen Park	ANNUAL MEETING	November 13 <sup>th</sup> @ 10:00am	TBD
SPRING CLEANING ROLL-OFF DUMPSTER	May 8 <sup>th</sup> @ 08:00 AM	Sunshine House			

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE													
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\*Except for December meeting. See calendar for those dates/times as they are subject to change.

Please note: Outdoor events may shift due to weather and CV-19 CDC Guidelines. Please watch our website, Facebook and emails for updates.

**Annual Disclosure 2021 for Ridgeview at Stetson Hills Master HOA pursuant to 38 33.3-209.4 of the  
Colorado Common Interest Ownership Act.**

<b>Association Name:</b>	Ridgeview at Stetson Hills Master HOA
<b>Management Company:</b>	Hammersmith 23 Inverness Way East, Suite 200 Englewood, CO 80112 303-980-0700
<b>HOA Declarations Recorded:</b>	Declarations of Covenants, Conditions and Restrictions of Ridgeview at Stetson Hills Recording Date: 09/28/1999 Recording # 099152135 Available at: Your community portal at: portal.ehammersmith.com
<b>Fiscal Year Commences:</b>	January 01, 2021
<b>Operating Budget:</b>	\$723,468 Copy available at your community portal at: portal.ehammersmith.com
<b>Assessments:</b>	\$44.50/Quarterly. Assessment chart available at your community portal at: portal.ehammersmith.com
<b>Annual Financial Statement:</b>	Available at: Your community portal at: portal.ehammersmith.com
<b>Audit/Review:</b>	Available at: Your community portal at: portal.ehammersmith.com
<b>Associations Insurance Information:</b>	COI Available at: Your community portal at: portal.ehammersmith.com
<b>Association's Bylaws, Articles of Incorporation and Declarations:</b>	Available at: Your community portal at: portal.ehammersmith.com
<b>Minutes of Board Meetings:</b>	Available at: Your community portal at: portal.ehammersmith.com
<b>Associations Responsible Governance Policies:</b>	Available at: Your community portal at: portal.ehammersmith.com