

SPRING



A LETTER FROM THE BOARD

Dear Owners and Neighbors,

As we welcome a much-deserved spring starting on the 20th of March this year marks our community's 24th year since incorporation and your HOA remains one of the most highly desirable, affordable and well-maintained areas in Stetson Hills. That is a testament to the all the owners current and past that have worked to maintain their homes and be great neighbors. Please welcome your new neighbors that chose to call our community home in 2022 to include many new owners that closed late in 2022.

The spring annual HOA Easter event will be held on April 1st at the Jared Jensen Park at 10am. We are still looking for a few more volunteers to help during the event. If you would like to volunteer, please contact the community manager. There will be a special area for toddlers and younglings as usual. The Easter Bunny will be available for pictures during the event.

Thank you to the owners along the Sand Creek open space that completed final repairs after last spring's devastating and preventable fire. Spring brings high winds and dry spells with fire warnings and restrictions. As safety reminder owners with fire pits or charcoal BBQs must exercise extreme caution and heed CSFD fire restrictions and burn bans. Proper disposal of ashes is critical to the safety of the entire community. Please invest in a durable steel container with lid and drown all ashes for a week before proper disposal. Please ensure clear space is being maintained between homes and rear yard landscaping and vegetation does not become overgrown.

With the hard economy and increased cost of labor and materials more home maintenance tasks will fall to owners to perform themselves to reduce home ownership costs. While this provides an opportunity for owners to learn new skills and save money it can lead to delaying critical repairs and maintenance if careful planning is not done. During the 2008 recession home maintenance took a nosedive which took several years to correct as homes changed hands and the economy

Continued on next page ...

Proudly Managed by HAMMERSMITH®

1155 Kelly Johnson Blvd, Suite 495, Colorado Springs, CO 80920
StetsonHillsMaster@eHammersmith.com • 719.389.0700

Board of Directors

President

Ed Schoenheit
eds@stetsonhillshoa.com

Vice President

Erica Edgar
ericae@stetsonhillshoa.com

Treasurer

Jenny Standingbear
jennys@stetsonhillshoa.com

Secretary

Johnna Sampsel
johnnas@stetsonhillshoa.com

Member at Large

Lindsey Mote
lindseym@stetsonhillshoa.com

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 \$50.00
are due on April 1 and considered
late by April 10.

improved. Deferring exterior home maintenance can lead to increased costs especially as it pertains to deteriorated exteriors finishes. For homes that have the obsolete type of hardboard clad siding water infiltration can result in costly siding replacement or rotted underlying wall sheathing. Paint and trim work especially around windows must have continual maintenance. With the warmer weather be sure to conduct a thorough inspection of your home's exterior to include roof. Spring winds wreak havoc on gutters, siding, and fences. Take full advantage of the spring weather before the turbulent summer thunderstorms and July heat make working outside less pleasant.

A special recognition and thank you to Mr. Fred Bristow after his tenured departure from the Board. Mr. Bristow completed five years of faithful service to the community. Best wishes as he enjoys more free retirement time with his family.

Thank you for all the work you do to maintain your home and care for your neighborhood.

Ridgeview at Stetson Hills Master HOA Board of Directors

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 owners who volunteer their time and whose function is to further HOA common interests, ensure the entire Community is properly maintained and managed in accordance with the Covenants, and to keep Ridgeview at Stetson Hills Master HOA a Community of which we can all 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 email distribution list. If you would like to be added to the list, please send your contact information to StetsonHillsMaster@eHammersmith.com.

Proudly Managed by HAMMERSMITH®

**1155 Kelly Johnson Blvd, Suite 495, Colorado Springs, CO 80920
StetsonHillsMaster@eHammersmith.com • 719.389.0700**

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 \$50.00 per quarter in 2023. Owners will incur late fees if the payment is received after the 10th. You may pay online at 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. 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.



Proudly Managed by HAMMERSMITH®

1155 Kelly Johnson Blvd, Suite 495, Colorado Springs, CO 80920
StetsonHillsMaster@eHammersmith.com • 719.389.0700

PAINTING

Fresh Paint! Spring is here and our first early painting season is underway. Plan your painting project well head to ensure success. Don't wait to get a notice for failed paint. Paint is designed to protect the exterior siding of the home and once it fails, very costly damage can occur. Painting is best done in accordance with the manufacturer's application directions. Some paint has lower temperature application ratings, but to ensure you meet warranty terms, paint should not be applied when there is freezing temperatures forecasted for a week or more. The paint will not cure properly in freezing temperatures, adherence and durability to environmental exposure can be greatly reduced from the expected paint life. The HOA has painting standards for good reason and the paint request form can be found on the HOA website. Please follow the instructions to ensure that the request can be reviewed in a timely manner by the Architectural Committee. Summer months get busy for the volunteer ARC Committee members, so the information requested on the paint request form ensures a successful professional paint project and a timely review. Missing information will delay your request and approval. Do your homework well in advance on the colors and scheme. There are free professional exterior color consultants at nearby paint specific stores. Picking random colors isn't always the wisest choice when it comes to painting a home, and mistakes can be very costly to correct if the improvement was not approved by the Architectural Committee.

When choosing paint color chips, always view in natural outside light. The store overhead fluorescent lighting will always make the color chip seem more subtle than it will outside in natural light. Darker primary colors will be even more bright outside. Safest bet is to always choose a shade or two lighter. The darker colors often fail and fade at a faster rate in the intense UV exposure in Colorado Springs. Put thought and consideration into your color(s) and scheme choice against existing neighborhood color palettes and adjacent homes. All changes to your home must be approved by the Architectural Committee, including paint. The HOA has a set of pre-approved paint schemes that were developed by Sherwin Williams and can be found at the following site: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/colorado-springs/co/stetson-hills-hoa/>. You must still submit a paint request and obtain approval when using the pre-approved schemes but you don't have to submit color chips as you otherwise would. Ensure you detail the scheme number (#) on your paint request. If you mix and match schemes, base or trim colors, the paint request must be reviewed in detail as a routine request.

When choosing a paint company, endeavor to get at least two bids. Ensure the proposal stipulates what manufacturer, grade of paint to be used, number of coats of paint to be applied, pressure washing, prep work, caulking, masking, areas on the home to be painted, warranty period, project completion date, total cost, and payment schedule (we recommend you don't pay in advance). Ensure you read the contract carefully. Most reputable companies will ask for you to conduct a walk through with their job foreman before they release the crew from the site. Ensure you spend adequate time inspecting the work. Ask your neighbors for referrals. Checking references, prior work portfolios, insurance and business licenses are prudent actions. If you choose to tackle the painting project yourself and never have painted an entire house before, get some experienced advice. Renting equipment and still buying high quality paint can save considerable money, but does come with a time commitment and risk on larger two-story homes. Have a great summer, and thank you for the investment in your home that comes with new paint.



Proudly Managed by HAMMERSMITH®

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

StetsonHillsMaster@eHammersmith.com • 719.389.0700

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 or any enclosed area, including your garage.
- Make sure everyone, including children and pets, stays away from the grill and never leave it unattended.
- 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.

Take extreme care when BBQ or cooking under a covered patio to prevent setting the patio cover on fire due to excessive heat, flare-ups or misuse of starting fluids.

Don't cook or BBQ during high winds and always have a fire extinguisher or garden hose available.

OUTDOOR FIREPLACES & FIRE PITS

Spring and summer are great opportunities for outdoor entertaining in backyards and patios within our Community. Owners with outdoor fireplaces, firepits, and chiminea please be sure to inspect your equipment before firing it up for the season. Ensure you only burn permitted combustibles and always have a rated fire extinguisher nearby. Trash, plastics, leaves are not permitted at any time. Fire pits and fireplaces should not be operated within 15 ft. of a neighboring structure or combustible material, such as a tree, bush, or fence. Stay current on City and County burn restrictions and bans. The [CSFD website](#) is a great resource of information. If burning wood, ensure that the fire is not smoldering and producing smoke into adjoining homes, and never leave a fire unattended. Please refer to the HOA Architectural Standard for construction and operation details. Have a great outdoor season!



Spring and summer are great opportunities for outdoor entertaining in backyards and patios within our Community. Owners with outdoor fireplaces, firepits, and chiminea please be sure to inspect your equipment before firing it up for the season. Ensure you only burn permitted combustibles and always have a rated fire extinguisher nearby. Trash, plastics, leaves are not permitted at any time. Fire pits and fireplaces should not be operated within 15 ft. of a neighboring structure or combustible material, such as a tree, bush, or fence. Stay current on City and County burn restrictions and bans. The [CSFD website](#) is a great resource of information. If burning wood, ensure that the fire is not smoldering and producing smoke into adjoining homes, and never leave a fire unattended. Please refer to the HOA Architectural Standard for construction and operation details. Have a great outdoor season!

HOME FIRE PREVENTION & SAFETY

One of the most important improvements you can do is investing time in fire prevention safety in and around your home. With the close proximity of homes to each other, a house fire can have devastating effects for owners and neighbors in just a few minutes. As spring takes hold, take an afternoon to do a fire prevention inspection of your home and action the following items to help prevent house fires:

- Inspect and test all fire and smoke detectors. Replace detectors if 10 years old. Install new high quality batteries once a year.
- Ensure every bedroom has a carbon monoxide detector that functions properly.
- Have a properly rated fire extinguisher accessible in the kitchen, and consider one for the garage and 2nd floor.
- Get rid of those mountains of discarded boxes and other combustibles taking up your garage.
- Properly dispose of old solvents, fuel, rags etc. Ensure proper containers are used at all times.
- Have a fire escape ladder for the upstairs bedrooms.
- Talk and rehearse through fire evacuation drills with home occupants twice a year.
- Ensure all exits from the home are not blocked and allow two exits from every room.
- Have your fireplace, furnace and gas water heater inspected annually.
- Do not store extra gasoline or propane tanks in sheds or garages.
- Ensure clear space around the home and between accessory structures is maintained.
- Remove daisy chained outlet strips and do not overload circuits. Contact an electrician if a breaker trips continually.
- Clean out the dryer exhaust hose and vent at least annually or more often if airflow is poor.
- Move sheds away from other houses and clear of required setbacks.

Proudly Managed by HAMMERSMITH®

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

StetsonHillsMaster@eHammersmith.com • 719.389.0700

COMMUNITY REMINDERS

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 in February 2023.

PARKING: As a courtesy reminder parking covenants and rules apply within the Community. This includes parking or storing unused, inoperable, wrecked, or unregistered vehicles in the street, unauthorized oversized commercial vehicles, parking or storing RVs or trailers in the street or on the lot, and parking on the yard not in a driveway. Additionally, vehicle maintenance, to include changing oil and fluids is not permitted in the street and must be done inside the garage. Thank you for your cooperation.

SCOOP THE POOP 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. Please use provided pet waste stations.

GARBAGE RECEPTACLES: Please ensure all garbage receptacles are placed inside your garage or behind a fence except on pick up day. Receptacles must be put away to prevent wind blown trash, lost trash cans, and damage to vehicles during wind events. 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.



SIGNING UP FOR EL PASO COUNTY WEATHER ALERTS

To stay ahead of the curve and to stay informed of upcoming weather and emergency events. Please visit <https://colorado-springs.gov/emergencyalerts> to sign up for alerts.

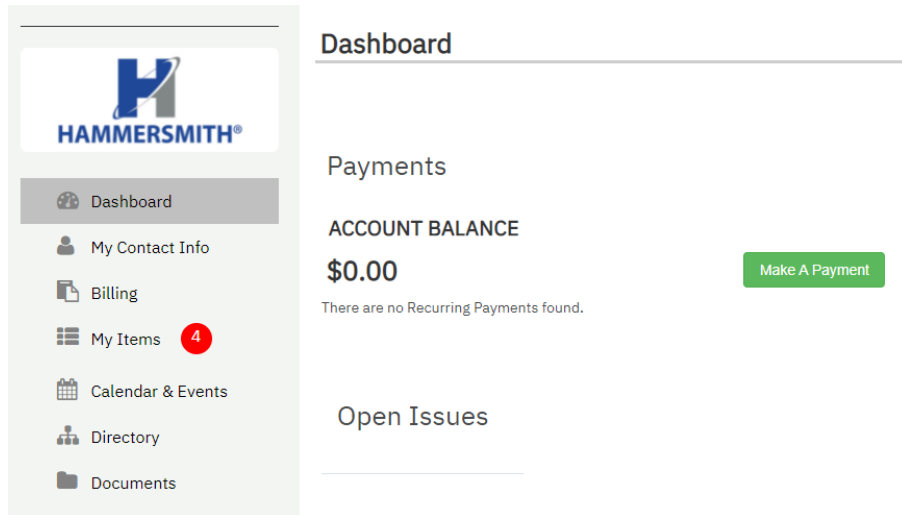


Proudly Managed by HAMMERSMITH®

1155 Kelly Johnson Blvd, Suite 495, Colorado Springs, CO 80920
StetsonHillsMaster@eHammersmith.com • 719.389.0700

COMMUNITY REMINDERS, cont'd

OWNERS PORTAL: Owners, please ensure you take full advantage of the functionality of the online system and Owner's portal access at StetsonHillsHOA.com. Vantaca is the software that the HOA uses to provide online service, information, and manage owners accounts. All HOA information can be found within the Owners portal to include Governing documents, required policies, Financials, Reserve Study, Board minutes, etc. Requests can also be submitted online through the system to include architectural requests, work orders, billing questions, and violation complaints. Owners can check their account 24/7 and contact the Community Manager through the portal which improves service and lowers costs for the HOA. Additionally, the HOA, through Hammersmith, provides a Community Care Team which can be reached at 719-389-0700 Monday-Friday: 7am-8pm and Saturday-Sunday: 8am-8pm. Owners may contact the Community Manager at StetsonHillsMaster@eHammersmith.com.



OWNER CONTACT INFORMATION & COMMUNICATIONS: Owners, please ensure you keep your contact information current. Owners are responsible for maintaining current contact information for the property with the HOA Management Company whether owner occupied or rented. Please ensure you check your owner account within the portal and update your contact information to include email address. Only owners may change their property contact information. If the property is rented, please ensure you provide contact information for your property management company. Failure of an owner to provide current and correct contact information does not relieve responsibility for payment of assessments or maintenance of the property. The HOA routinely sends out important notices each month and quarterly emailed newsletters to inform owners.

RENTAL PROPERTIES, COVENANTS & MAINTENANCE: Owners if you are renting your home, please ensure your property management company's contact information is listed in the portal, especially if you reside out of state. Ensure your leasing company or property Mmgt. Company goes over the Covenants and Architectural standards with the tenants before they sign a lease and move in. This helps both you and the renter. Owners are responsible for any violations that occur while the property is being rented to include lack of required maintenance of the property. Please ensure the property is kept up to include weeds, debris and exterior maintenance. As a reminder, per Section 3.1 of the Covenants an owner may rent his property provided that the Dwelling Unit is rented pursuant to a lease or rental agreement which is (a) in writing, (b) for a term of at least thirty (30) days and (c) subject to all the provisions of the Declaration. Short-term rentals such as Airbnb or VRBO, boarding houses are not permitted. Thank you.

PAINT INSPECTION

Every year the Community goes through its annual paint review and inspection from December to April. All homes in the Community are inspected from the street and complaints are reviewed. Repainting of homes is considered a regular owner maintenance item. Colorado's harsh weather and high UV index causes intense wear on painted surfaces requiring periodic and routine maintenance. Siding and trim must be kept properly painted and sealed to prevent irreversible deterioration and degraded appearance. Please refer to the Covenants for further details on required home maintenance.

The following paint conditions and maintenance are checked.

- Peeling and chipping
- Fading
- Oil Spotting
- Thinning & bleed through which can include the previous paint colors showing through the or the grain of the wood or composition siding surface layer
- Erosion and splash back
- Bleaching
- Damaged, rotting, warping or bowing siding and trim boards
- Discoloration

The areas on the home that are inspected during the evaluation are:

- All siding, trim boards and accent areas that are painted. (i.e., front door, garage door, shutters, porch railing, window trim, accent siding, batten & board, shake shingle etc.)
- Gutters, downspouts, chimneys, gable, or accent vents
- Window trim
- Rooflines on the front side, and rear of home to include fascia, eaves, rake trim
- Area of the roofline where splash back occurs
- Sides of the home subject to extreme sun exposure

Spot painting is not approved for wall sections and elevation views due to inability to blend old exposed and newly painted areas. This can result in irregular dots and blotches all over the siding and degraded unprofessional appearance. Owners must submit a paint request form prior to repainting, changing colors or any other exterior improvements and changes on the home. Please ensure you submit a paint request form early before the spring and early summer rush. Thank you.



PREVENTING COMMON VIOLATIONS

Looking forward to summer? We may still have a few isolated snowstorms and late freezes well into May, but warmer days are coming to stay. Ensure you plan out your summer projects and improvement well ahead. Stay ahead of potential Covenant notices by watching out for the following common violations. Community Inspections are done at least twice a month during the summer months. It saves everyone's time if the HOA doesn't have to send out notices. Please offer to help your neighbor if you notice an issue they might not know about. The HOA Community Manager will never enter the property, does not knock on, or leave a notice on the door. All inspections are conducted from the street in a HOA marked vehicle. Here are the top violations:

1. RVs/Campers/Boats—parked for immediate loading/unloading only.
2. Weeds—they cannot just be sprayed and left behind dead. They must be completely removed and disposed of properly. Spray early. Replace weed mat. Corner lots have extra responsibility.
3. Landscape & Lawn maintenance—lawns must be alive, greening and free of weeds and dead spots by May 31st. Xeriscaping changes must be approved. Dead trees must be cut to the ground or stump removed and the tree replaced. Bare dirt yards must be corrected.
4. Maintenance of home—fence staining, paint on siding, sheds, porch stairs, railing painting and trim/accent or house base painting. Broken fences must be repaired and restained.
5. Trimming of trees/shrubs—they may not overhang low over the sidewalks. Proper pruning is important for the overall health of trees and shrubs. Vegetation may not block sidewalks.
6. Trash cans—must be stored out of sight on non-trash days. They cannot remain in driveways. Please don't leave trash outside.
7. A/C units—window mounted A/C units that protrude to the exterior of the home are not permitted.
8. Basketball Hoops—cannot be left in the street or within 10 ft. of the sidewalk as they pose an injury and damage liability. They must be put away when not in use.
9. Architectural changes without approval—any exterior modifications require approval prior to being completed. The application can be downloaded from the Association website.
10. Trash, debris, and construction materials stored or dumped on sides of home or in backyards.

XERISCAPING

Considering xeriscaping? Please ensure you submit an architectural request and gain approval before making changes. Ensure you review the Architectural Standards and the sections that apply to xeriscaping and landscaping.

Xeriscaping is not “Zeroscaping” or a yard of all rock. True xeriscaping can add value and beauty when done properly and save on water usage considerably. Colorado Springs Utilities has several great resources for xeriscaping at the following websites: <https://plant-select.org/garden/colorado-springs-utilities-xeriscape-demonstration-garden-colorado-springs/> and <https://www.waterwise-plants.org/>



Proudly Managed by HAMMERSMITH®

1155 Kelly Johnson Blvd, Suite 495, Colorado Springs, CO 80920
StetsonHillsMaster@eHammersmith.com • 719.389.0700

PREPPING YOUR LANDSCAPING FOR COLORADO SPRINGTIME

Even as we might still see a few more snowstorms, this is the perfect time to start thinking about getting your landscaping ready for springtime. Taking a few steps now, even this early, will help you have a beautiful and healthy yard in the coming months.

Clean your yard

This might not be the most pleasant or enjoyable step, but it is a very important part of getting your yard ready for springtime. Get rid of any dead leaves or vegetation, especially around trees and shrubs. Rotting leaves can harbor fungi and other organisms that can damage your plants and trees. Pick up any accumulated debris or animal waste.

Check your perennials, trees, and shrubs

Look for any signs of voles or pests who might be burrowing around your trees or perennials. Check tree trunks for any sign of fungus or infestation. Make sure that your trees are being watered, even in these cooler months. Snowmelt is helpful, but trees need to stay watered throughout the year, or they may become susceptible to disease. Don't overwater or drown in clay soils.

Take care of your existing hardscaping

Hardscaping is defined as any built or man-made structure in your yard. This is the ideal time to check your hardscaping, before it is covered or hidden by grasses and greenery. Replace any broken pavers or bricks. Repair any loose or rotting fence pickets. Check lot drainage and replace weed matting. Do any necessary maintenance to your deck or patio, whether it requires staining the deck or repairing cracks in concrete. Check your outdoor lighting and replace any broken or non-functioning lights. If you are planning on changing or adding any hardscaping, this is the ideal time to take care of that task. Having it in place early on gives you the chance to plan for planting healthy flowers and plants. Don't forget to complete an ARC form for approval, if needed.



Fertilize

One of the single most important things that you can do for your yard is to fertilize it. Proper fertilization will help you grow a lush and water-efficient lawn. It will also help prevent that dreaded lawn of dandelions and weeds. A healthy lawn is the easiest way to keep invasive weeds out. Check with your local garden center to see what fertilizer works best for your specific area. Most fertilizers are perfectly fine, but a local expert will know if you need to add any additional amendments or ingredients.



Plan ahead

Now is the time to plan what you want as far as spring and summer plantings. Think about different colors and sizes, as well as when different plants will bloom. Research what grows well in your area, and scour creative sites for ideas. Make sure any landscaping improvements are approved by the HOA before proceeding.

Proudly Managed by HAMMERSMITH®

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

StetsonHillsMaster@eHammersmith.com • 719.389.0700

TREE SELECTION FOR EL PASO COUNTY

By Fredricka Bogardus, Colorado Master Gardener

March and April are a good time to start thinking about adding some trees to your garden. Trees are an investment which if grown well, will add value and beauty to you landscape for decades to come. Trees provide shade, shelter for birds, sometimes spectacular spring blooms, fruit, or good fall color.

There are several factors to consider when selecting a tree. Scale is probably the most important factor. Pay close attention to mature size when selecting trees. Large trees can exceed 50', small trees may reach maturity at 20'. Like Goldilocks you need to find the size that is 'just right' for your garden. Growth rate is a factor to consider, while fast growing trees may seem like a good idea, they typically are more brittle, making storm damage a bigger problem.

If you are considering a flowering tree, think about fruit. Flowering trees that produce fruit can make a major mess in your landscape; are you willing to do the clean up every year? Some varieties produce no visible fruit, others have fruit that politely stays on the tree through winter (persistent fruit), providing a food source for birds and requiring little clean up. There is no right or wrong; just know what you are getting.

For an extensive list of recommended trees for our region consult the:

[Front Range Tree Recommendation List](#)

[Approved trees for use in Colorado Springs right of way plantings](#)

Trees not recommended for our region:

-Ash trees because of susceptibility to Emerald Ash Borer.

-Aspen trees are not recommended for Front Range urban landscapes, due to disease concerns and growth habit that can be difficult to manage in smaller gardens.

SOCIAL EVENTS CALENDAR 2023

EVENTS	DATE	LOCATION	EVENTS	DATE	LOCATION
BOARD MEETINGS	EVERY 3 RD WEDNESDAY @ 6pm*	TBD	COMMUNITY YARD SALE	July 7 th -9 th	HOA Wide
EASTER EGG DISTRIBUTION	April 8 th @ 10:00 AM	Jared Jensen Park	FALL CLEANING ROLL-OFF DUMPSTER	September 2nd @ 08:00 AM	Sunshine House
SPRING CLEANING ROLL-OFF DUMPSTER	May 6 th @ 08:00 AM	Sunshine House	ANNUAL MEETING	November 18 th @ 10:00am	TBD

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE											
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S					
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4							1	1	2	3	4	5	6							1	2	3				
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10					
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17					
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24					
29	30	31					26	27	28					26	27	28	29	30	31	23	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30							
																					30																									
JULY							AUGUST							SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER											
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S					
						1			1	2	3	4	5						1	2	1	2	3	4	5	6	7							1	2	3	4							1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9					
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16					
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23					
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30					
30	31																																		31											

*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.