



UNIVERSITY PARK

Homeowners Association, Inc.

Spring Community Updates, May 2022

Dates for the Calendar!

June 20th: Wildfire Mitigation Chipping

**You must call the
CSFD 719-385-7493 to
register for this 2022
event.**

June 25th: (8 am to 3 pm) HOA Garage Sale

Summer Picnic: August 21, 2022 (12 - 3 pm)

December 2022: Holiday Party. A postcard will announce the exact date.



Spring has arrived, and once again, the University Park Homeowners Association (UP HOA) and the Landscaping Committee will begin conducting monthly landscaping reviews to include your property starting in June. The inspections will continue through the growing season. Your home is an important and valuable investment; therefore, these monthly reviews aim to ensure that each homeowner maintains their lot to a standard that adds to their property's curb appeal and their neighbor's property and University Park in general.

Between June 6th to the 11th, the Landscaping Committee will be reviewing yards as outlined in the Design Guidelines. If your side yard or backyard is also visible from the street, the review will include it. Spring and Fall Cleanup and regular maintenance throughout the summer are mandatory. See the University Park website at: www.UniversityParkPoints.com.

Homeowners whose yards require attention will receive a written notice and be afforded roughly two weeks to correct the area noted. Should you have a concern or have suggestions, please get in touch with Derek Patterson at Z&R, 719-594-0506, or by e-mail (Derek@ZandRMgmt.com).

**Thank you for helping to keep University Park
a beautiful place in which we live!**



Remove any Mullein and Thistle (above) as these are noxious weeds and can quickly spread throughout the community.

“A BIG SHOUT OUT to all of our neighbors who have been picking up trash and debris during their walkabouts in the neighborhood. Everyone appreciates your extra efforts, and it really does help to keep University Park looking neat and clean. We don’t always know who you are ... but your kind and neighborly gesture make a significant difference.”

Owner Education ~ Spring Landscaping Tips:

- Turn on your sprinkler system after the last frost and repair any leaks ASAP.
- Water your lawn and landscaping as needed (**check with CSU for watering schedules/restrictions**).
- Please monitor and remove dead and dying trees or branches with maturing landscapes in the community.
- Cut down ornamental grasses as they begin to turn green to promote new growth.
- Replenish or add more mulch and rock to existing beds where necessary.
- Cover any exposed irrigation and drip lines with the adjacent ground cover.
- Aerate and fertilize your lawn and repair any dead or worn spots.
- Rake and remove dead pine needles, dead plant debris, and leaves from your yard, including planting beds and under trees.
- Please remove any grasses and weeds from the driveway apron and street/curb joints.
- Prune out any dead material from bushes and trees.
- Prune and fertilize roses after the last frost.
- Remove weeds and unwanted grasses, and you may apply pre-emergent to keep weeds under control.

Other Important Items:

Neighborhood Watch: We need your help finding Block Captains for 6 streets in the community (**Colgate, Mercer, Quadrangle, St. Augustine, and Cornerstone**). Currently, we have 24 Block Captains who are connected via this communication network. Janet Butts (Janet.Butts@msn.com) is the Neighborhood Watch Block Captain coordinator. If anyone wants to volunteer, please get in touch with her to facilitate your startup with the Falcon Crime Prevention Officer.

Vandalism: if you witness anything, please call the Police at 444-7000 and alert your neighbors.

ACC - Landscaping: if you are walking on a sidewalk and there is a tree branch or bush in the way, please do not cut/remove anything as it is the owner’s private property. Contact Z&R with the address, and they’ll notify the owner.

Architectural Control Committee (ACC):



Remember, any change, improvement, or upgrade to your home's exterior or Lot requires you first submit a written request to the ACC and receive approval before beginning of any work. Requests should be e-mailed or dropped off at Z&R's office. Your request must include current color photographs, paint chips, sample brochures, sample, drawings, etc. Some examples that require written approval BEFORE work begins:

- ~ Paint/staining – (even if the same colors)
- ~ Decks (new or replacement)
- ~ Dog runs / Hot tubs
- ~ Roof solar systems
- ~ Window replacement / Screen doors (front and rear)
- ~ Play/sports equipment (playsets, trampolines, permanent basketball hoops, etc.)
- ~ Garage door replacement

If you are going to need a construction dumpster or porta potty for any project, you must submit the start and end date and the proposed location of the item (driveway, in the street, etc.) During the summer (usually May to October), the ACC meets twice a month. If you are unsure about your project or if you need help to submit a request, please call, or e-mail Z&R for assistance.

Wildfire Mitigation – Chip Event



To encourage and facilitate *wildfire mitigation work on your private property*, the CSFD chipper and crew are scheduled to make their yearly run-through of our community to chip and remove slash on the week of **June 20, 2022 (Monday)**. **** You must call and register your home with the FD for this event. This is a 2-week event.** If you don't register, your piles will not be picked up. You also must have had a mitigation assessment of your property within the past 5 years to be eligible. **Call (719) 385-7493** or go to:

[Neighborhood Chipping Program | Colorado Springs Fire Department \(coswildfireready.org\)](#) mitigation to register or schedule an assessment. Please visit [UniversityParkPoints.com](#) and click on the UP Wildfire Committee Tab. Under “Documents,” click on “Chipping Flyer” to see how the slash must be stacked.



Wildfire – Fuels Management At Your Home



Colorado Springs Ordinance No. 18-50 was adopted in June 2018 for all homes constructed or reconstructed within the urban-wildland interface after that date. **The section on fuels management prohibits hazardous brush or trees (i.e., junipers and conifers) within 15 ft. of a structure.** Plants found on the Colorado State Forest Service list of Firewise Plants are allowed within 15 ft. of a structure. It further requires that tree branches do not extend over or under the roof or eaves or within 15 ft. of a deck or similar combustible projection or chimney. Large trees have dead limbs trimmed up to 10 ft. above the ground, not having limbs overlapping another tree.

Most of our homes in University Park were constructed and landscaped prior to adopting this ordinance. Many of us probably have conditions around our homes that would not comply with the standards outlined in the ordinance. **While our homes may not be subject to the ordinance, the guidance it provides regarding plants around our homes is intended to reduce the vulnerability of structures to wildfire and is worthy of our consideration as we strive to mitigate the wildfire threat to our homes.** The PDF can be seen on the HOA's website, under the ACC and LC tabs (City Approved Plant, Shrub & Tree List).

Our neighborhood is about 21-23 years old, and we are finding that many trees (as well as shrubs and ornamental grasses) are maturing, looking old and have been damaged by late Spring freeze events and early Fall storms in the past few years.

As we review our landscaping and trees, trim up, remove, and replace dying trees, especially Aspens, we would like to recommend various species of trees that would be hardy and suitable our neighborhood. Many of the Aspen's and Aspen clumps that were planted 20+ years ago have been dying and been removed as they have reached the end of their life cycle.

Recommended Deciduous trees: Big Tooth Aspen, Tatarian Hot Wings Maple, Serviceberry Saskatoon, Hawthorn, Kentucky Coffee, Golden Rain Tree, Swamp White Oak, White Fir and Pinyon Pine.

For other recommended trees and shrubs, please click on the two links below:

https://static.colostate.edu/client-files/csfs/pdfs/trees_for_frontrange.pdf

<https://extension.colostate.edu/topic-areas/yard-garden/native-shrubs-for-colorado-landscapes-7-422/>



POINT OF CONTACT REQUEST FORM

Dear Homeowner:

Please take a few minutes to fill out this form and return it to Z & R. This information **will not** be published or given out and is strictly for Association use should you need to be contacted or for emergencies.

**Do you wish your e-mail address(es) to be entered into the HOA website e-mail alert system?
Please see below.**

You can also submit this information through the website using the "Contact the HOA" tab.
Thank you.

Owner Name: _____

Address: _____

Mailing Address if Different: _____

Home #: _____ Work #: _____ Cell #: _____

Cell 2 #: _____

E-mail 1: _____

E-mail 2: _____

Do you wish your e-mail to be entered into the HOA website e-mail alert system?

Yes

No

Tenant Information: (If Applicable):

Name: _____

Address: _____

Mailing Address if Different: _____

Home #: _____ Work #: _____ Cell #: _____

Cell 2 #: _____

E-mail 1: _____ E-mail 2: _____