

University Park HOA

MAY 2024

Spring Community Updates

Board of Directors:



The Board consists of seven (7) homeowners who volunteer their time to serve our community. They are:

Lloyd Nordhausen (President)
John Smith (Vice President)
Nancy Bunker (Secretary)
Jim Forman (Treasurer)
Janet Butts (Director at Large)
Ray Hendershot (Director at Large)
Judy Walton (Director at Large)

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please contact Derek Patterson at RowCal.

Dates for the Calendar!

- June 10, 2024: Wildfire Chipping Event #1
You must register with the CSFD for this event (see page 4).
- July 12 and 13, 2024: Community Garage Sale (12 - 3 PM & 8 - 3 PM)
- August 4, 2024: Community Picnic (12 PM to 3 PM)
- September 2, 2024: Wildfire Chipping Event #2
You must register with the CSFD for this event.
- December 2023: Community Holiday Party (dates to be announced later)

“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.”

ACC Reminders



RowCal:

As our property managers, RowCal implements all of the Board's decisions. Any Association questions can be forwarded to:

Derek at
719-471-1703 or
Derek.Patterson@
RowCal.com.

Dues Payments go
to:
University Park
c/o RowCal
PO Box 936
Commerce, GA
30529

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to RowCal for proper follow-up and Board review.

The address for
correspondence:

RowCal
PO Box 421150
Minneapolis, MN
55442

When you begin planning a project it is a good time to submit your request to the ACC. Don't wait until your contractor calls and says "I can start tomorrow". The ACC is a group of volunteer homeowners that work hard to maintain the integrity and standards of the HOA. Please give these volunteers time to process your request.

Please remember that **ANY change, improvement or upgrade** to the exterior of your home or lot requires you first submit a written request to the ACC and receive approval **BEFORE** beginning of any work. Work begun before receiving approval may be subject to fines, etc. Improvement Request forms are available on the UP HOA website (www.UniversityParkPoints.com) Forms must include current color photos, paint chips, sample brochures, drawings, site plans, etc. Some examples that require written approval **BEFORE** work begins:

- Paint/stain (even if same colors)
- Decks (new or replacement)
- Dog runs
- Hot tubs
- Roof solar systems
- Security and Storm doors
- Window replacement
- Play/sports equipment (playsets, trampolines, etc.)
- Garage door replacement.

If you/your contractor are going to need a trash dumpster or porta potty for any project, you must submit a request with the start/end date and proposed location of the item (driveway, in the street, etc.) before the dumpster or potty are delivered.

The ACC meets twice a month in the summer and once a month in the winter.

Please be sure to reference the most recent edition of the Design Guidelines and Community Standards (DATED August 10, 2023). Found on the website at www.UniversityParkPoints.com

If you need any additional information, assistance or help submitted a request, please email Derek at Derek.Patterson@RowCal.com.



GoCOS! Get the GoCOS! App:

Need to report a pothole, missing traffic sign or other concern for a City asset - please use this App which reports the problem directly to the City and you can also include photographs.

Vandalism: if you witness anything, please call the Police at 719-444-7000 and alert your neighbors.

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.

Community Landscaping Reviews: 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 for the first week of June**. The reviews 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. ***** As a reminder, due to newer state laws, any first or second notices issued must be mailed by First Class and Certified R/R mail and emailed.**

Between June 3 and June 8, 2024 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 four weeks to correct the area noted. Should you have a concern or have suggestions, please get in touch with Derek Patterson by e-mail (Derek.Patterson@RowCal.com).

Sidewalk Bushes & Trees: 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 Derek with the address, and he'll notify the owner.

WildFire Mitigation - Chipping Events



The 2024 Chipping Events will be: June 10 & Sept. 2, 2024.

To encourage and facilitate *wildfire mitigation work on your private property*, the CSFD chipper, and crew are scheduled to make their twice a year visit to our community to chip and remove slash on the weeks of June 10 and September 2, 2024.

**** You must call and register your home with the FD for this event.** If you don't register, your piles will not be picked up.

Call (719) 385-7493 or go to:

Here is the link to the CSFD Home Page: <https://www.coswildfireready.org/>

Here is the link to the CSFD Chipping Page: <https://www.coswildfireready.org/neighborhood-chipping-program>

Please visit UniversityParkPoints.com and click on the UP Wildfire Committee Tab and also view 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/landscaped prior to this ordinance. Many of us probably have conditions around our homes that would not comply with the standards. **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).



Neighborhood Watch

Neighborhood Watch:

In 2020 University Park HOA had 7 CSPD Neighborhood Watches with leading Block Captains. With concerted effort over the past 4 years, we have worked to recruit 18 new Block Captains working with their individual streets to form active Neighborhood Watches.

These Neighborhood Watches work to keep neighbors informed and safe, building small communities within University Park where people become better acquainted, share concerns, and pull together for the well-being of all.

We still need volunteers to work with neighbors to coordinate their awareness of crime prevention and safety. Currently we need Block Captains to form Neighborhood Watches for the following streets:

- Villanova
- Lower Colgate
- 3 sections in Sonnet Springs
- Cornerstone
- Wake Forest
- St. Augustine Court

Please join the effort to provide University Park with a 100% community-wide Neighborhood Watch coverage.

To learn how to become a Neighborhood Watch Block Captain in University Park, contact Derek at Derek.Patterson@RowCal.com.

Bylaw Committee



The University Park HOA Board of Directors has established a Bylaw Review Committee whose primary purpose is to make recommendations and propose changes to update the University Park HOA Bylaws that will benefit all community homeowners.

Two Board members, Janet Butts and Judy Walton will sit on the committee, along with five University Park homeowners. The homeowners are Kathy Dolan, Chuck Graham, Janelle Lirette, Manuel Navarro and Linda Sauer.

Chuck Graham will serve as the committee chairperson and Janelle Lirette will serve as secretary. The committee is hoping to have the updates completed by the end of the summer for review.