

University Park HOA

JUNE 2025

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)
Judy Walton (Vice President)
Nancy Bunker (Secretary)
Jim Forman (Treasurer)
Wilson Hitchings (Director at Large)
Gary Schmidt (Director at Large)
Jon Scott (Director at Large)

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please visit the HOA's website, www.UniversityParkPoints.com or contact Derek Patterson at RowCal.

Dates for the Calendar!

- July 18 and 19, 2025: Community Garage Sale (8 AM - 3 PM & 8 AM - 12 PM)
- August 3, 2025: Community Picnic (5 PM—7 PM at Houck Park)
- September 1, 2025: Wildfire Chipping Event #2
You must register with the CSFD for this event.
- December 2025: Community Holiday Party (date 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.

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.

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 2025 Second Chipping Event will be: Sept. 1, 2025.

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 first weeks of June and September.

**** 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).

Bylaws Review & Update

In May, the Board of Directors made a few changes after the April 30th Bylaw Informational Meeting.

The final Bylaw document will be included with this year's Annual & Budget meeting notice to help save on expenses.

Bylaws Review Update: The Board reviewed the proposed Amended and Restated Bylaws and made the following changes:

3.4-Special Meetings-added "*No matters shall be voted on at a special meeting that were not included in the meeting notice and accompanying agenda.*" This makes the language consistent with 3.1-Annual Meetings and 3.2-Informational Meetings.

3.5-Notice of Meetings-deleted "*No matters shall be heard nor action adopted at a special meeting except as stated in the notice.*" to allow greater flexibility for members to address the Board on issues.

3.5-Notice of Meetings-replaced "*The notice shall specify the place, day and hour of the meeting and, in the case of a special me, the purpose of the meeting.*" with "*The notice shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the declaration or bylaws, any budget changes, and any proposal to remove an officer or member of the Board of Directors.*" This language is from the State Law and is more specific about what needs to be included in the notice.

3.10-Voting Procedures/Secret Balloting- In (b), change "*by a majority of the Members present at a meeting*" to *at the request of twenty percent of the owners who are present at the meeting or represented by proxy*" to be consistent with State Law and the UPHOA Meeting Policy.

3.11- Voting by Mail Ballot-changed the title to "*Voting by Electronic or Mail Ballot*" and added "*or electronic ballot*" after the word "*mail*" in (b) and (c) to clarify that electronic voting is acceptable under Colorado Law.

Master Landscape Plan & Collegiate Project

University Park Common Area Landscape Master Plan:

The Board has approved the development of a 5-year landscape master plan utilizing landscape professional leadership and a new Association Landscape Master Plan Committee of up to seven residents. This will help to provide a coordinated plan and preliminary budget numbers for our Reserve Fund. The target date for completion of the plan is the end of September.

Collegiate Drive - Rejuvenation Project:

The first part of a 3-year project to renovate the landscaping along Collegiate Drive is complete. This project modified irrigation, updated some of the existing turf with Xeriscape beds and native grass, new plants, rock, all resulting in lower water requirements and more sustainable plants. The first phase is across the street from 2353 Collegiate up to (across the street) of 2303 Collegiate. In the following years, the project will be done in phases: one phase is from the central Collegiate to Mt. Union, and the other phase is from the central Collegiate south to the Michael Drive roundabout.

Electronic Voting - 2025 Budget & Annual Meeting

Electronic Voting: Escalating mailing costs and the use of third parties to count votes have significantly increased the cost of conducting elections. Electronic voting is increasingly being successfully used by HOAs in Colorado and across the Country. Users report both reduced costs over mailing options and also improved participation in voting.

After consultation with other Colorado HOAs using electronic voting, legal review and reference checks, the UP Board has entered into a contract with Election Buddy to provide electronic voting for the Annual and Budget Meetings this fall. Their system will also accommodate those Members who do not have internet access and need paper ballots.

ElectionBuddy electronic voting supports iPhones, Android, computer web browsers, polling station kiosk, or paper ballots by return mail to a 3rd party before the annual meeting.

Owners will receive notice of an election by both USPS mailed postcards and by email. The postcard and email notice will contain a unique, encrypted voter code that may be used once to vote online, prior to the annual meeting. The election notices are fully compliant with Colorado HOA law ensuring regulatory compliance.

PAPER POSTCARD NOTICE

Anytown Association
2022 Elections and Approvals
Voting deadline Jan 8 2023 12:00pm Mountain Time (US & Canada)
Questions? Contact Dave Bodnarchuk
dave.bodnarchuk@electionbuddy.com
To vote using your phone or computer visit ebuddy/ballot and use your
personal voting key 1234-ABCD-5678-EFGH

2022 Elections and
Approvals
Scan the QR code below
using your phone to
vote



Easy and Secure
Anonymous online
voting and elections -
electionbuddy.com

Your Name
Your Address

Stamps
goes
here

Voter Name
Voter Address

EMAIL NOTICE

Vote in the Anytown Annual Elections

The Anytown Association is inviting you to vote in the 2022 Elections and Approvals.

The voting deadline is Jan 8 2023 12:00pm Mountain Time (US & Canada).

We are using an online election system to tabulate our votes. You have been assigned a unique voter key which can only be used to vote once, and your voting choices will remain anonymous. Do not forward this email. Do not reply to this email to vote, as your vote will not be registered.

If you have election questions, feedback or want to be removed from future ballot lists, please email Sam Smith at demo@electionbuddy.com.

To vote, please click on the following link:

secure.electionbuddy.com/NL7Y-ZYLR-628X-HMDI

You can also copy and paste the link into your web browser.

[Unsubscribe](#) from any further emails about this election.

 ElectionBuddy
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