

University Park HOA

AUGUST 2022

Fall Community Updates

Board of Directors:



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

Judy Walton (President)
John Smith (Vice President)
Nancy Bunker (Secretary)
Ray Hendershot (Treasurer)
Jim Forman (Director at Large)
Janet Butts (Director at Large)
Lloyd Nordhausen (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 Z&R, 719-594-0506.

2022-2023 Projects: Here are some of the projects the Board has completed this year or have plans for next year:

- December '21 Windstorm cleanup & repairs (fencing): \$22,785.00
- Completion of low voltage main entry lighting upgrades from '21: \$5,100.00
- New additional low voltage lights at the UP Blvd. entry: \$1,490.00
- Replacement of the low voltage entry lighting system (stolen) at Saxon: \$2,570.00
- February windstorm perimeter fence repairs: \$1,970.00
- Repairs to fallen stones from numerous stone feature areas: \$2,220.00
- Underground electrical & other lighting issues: \$3,240.00
- New ground solar lights for the roundabout on Rockhurst & Colgate: \$220.00
- Spring perimeter fence inspection and repairs: \$5,450.00
- Removal of turf and new rocks along Collegiate at Springs Canyon (fall): \$9,200.00

2023

- A multi-year plan is being developed to review additional turf/irrigation removal for the main Common Area Tracts along Collegiate Drive.

The Association has also been working with the City to try and have landscaping concerns addressed at Houck Park, the Linear Park and the walking trail access points.

U
N
I
V
E
R
S
I
T
Y
P
A
R
K
H
O
A

ACC Reminders



Z&R Property Management:

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z&R at 594-0506.

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

The address for correspondence is 6015 Lehman Dr. #205, Colorado Springs, CO 80918.

Emails can be sent to Derek@ZandRMgmt.com

The emergency pager is 594-0506.

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 UPHOA website. 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 will only meet once a month starting in September. **If you need any additional information, assistance or help submitted a request, please email Z&R.**

The University Park Neighborhood

Watch Coordination: Currently 81% of HOA neighbors are protected via their Neighborhood Watches on all streets except **Colgate, St. Augustine, Cornerstone, Wake Forest, Sonnet Heights, Sonnet Ridge, and Villanova.**

Janet Butts (janet.butts@msn.com) is the **Neighborhood Watch Block Captain Coordinator**. If anyone wants to volunteer to improve your street's security, 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.



GoCOS!

**City Issues?
get the GoCOS! phone 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.