

The Spires Drainage HOA

C/O Z & R Property Management
6015 Lehman Drive, Suite 205 / CSC 80918

Community Updates (Winter 2009)



The Board of Directors: Your Board consists of five (5) homeowners who volunteer their time to serve our community. The Board decides the financial and contractual matters of the Association, oversees all Committees, reviews homeowner comments, correspondence and complaints and supervises the general day to day operations of the Association. Your representatives are:

Del Duvall (President)

Carl Tracer (Vice President)

Dan Murty (Secretary)

Wayne Booker (Treasurer)

Michelle Grove-Reiland (Director @ Large)

Board meetings are normally held quarterly but will be held in February and March; then the schedule will be June 15, September 21 and December 21. If you would like to speak with a member, please contact Z & R.

www.thespireshoa.com

The Association has a web page for the community. Come take a look, sign up for updates via email, which will include future editions of this Newsletter.

**WELCOME TO OUR
NEW OWNERS
& RESIDENTS!**



Plan Now for Wildfire Risk Reduction Projects: The location of The Spires Drainage HOA is within a Wildfire Risk area. The Colorado Springs Fire Department's Wildland Risk Management Office has identified homes within the city's wildland-urban interface that have a wildfire risk.

Homeowners can access their rating at <http://csfd.springsgov.com> and are encouraged to also review the ratings for the overall neighborhood. Five levels of ratings include extreme, very high, high, moderate and low. Colorado Springs is a high hazard wildfire environment. Proactive fuel mitigation and structural improvements can potentially save a home! CSFD's Fire Wise staff are available to teach homeowners how to incorporate "extreme landscaping" techniques that will significantly increase a homes chances of surviving a wildfire. On-site personal consultations are available by appointment. During the visit, Fire Wise staff will make recommendations on how to manage vegetation and if needed suggest structural improvements. *Call 385-7281 to schedule an appointment.*

Good Neighbors – Good Friends: Please keep in mind that other residents living around your home have the same right to privacy and a quiet environment that you wish to enjoy. Loud vehicles, late night activities, dogs barking and loud music/stereos can be easily reduced if everyone in the community makes an effort to show common courtesy.

It is also advisable to know your neighbors in the event an emergency should occur, or there are unfamiliar individuals in the area. Please be vigilant in your neighborhood and report any suspicious activity to the Police.

Winter Crime Prevention Tips:

The Colorado Springs Police Department would like you to keep these crime prevention tips in mind:

1. **Stay alert.** If you see suspicious people loitering in parking garages, parking lots or outside stores, go to a different location. Trust your instincts and notify store security or the police.
2. **Protect your money. Lock your car!** Lock your car even if you're gone only a few minutes. Many cars disappear every year from in front of peoples' homes or driveways while they are warming up their cars.
3. **Take your keys.** Don't leave your keys, wallet, purse in the car.
4. **Park safely.** If possible, park near streetlights and have the keys in your hand when you return to your car.
5. **Keep children aware.** If shopping or you're at a Mall, teach your children to go to store clerks or security personnel and ask for help.
6. **Hide your valuables.** If possible, lock packages or valuables in the trunk. Some criminals will watch you while you are in the parking lot to see where you put your valuables. Remember most crime prevention is common sense. In crime prevention we are trying to remove the criminal's ability or opportunity to commit a crime.
7. **Garage Doors.** Please ensure you keep your doors closed when not in use, the less others see in your garage the better and it will keep curious animals out.
8. **Newspapers.** If you go away, have your neighbor pick up papers, deliveries, put out/pick up your trash and put some interior lights on timers so it appears someone is home.

Colorado Division of Wildlife:

As many of you know, we live in a very populated "wildlife" area in The Spires. There are many different species we share our homes with and it is strongly recommended that you visit the Division Of Wildlife's webpage for more information at <http://wildlife.state.co.us/>.

Some specific links of more interest are the following: Look under Education, go to Coexisting With Wildlife. **Living With Wildlife In Bear Country:** please visit:

<http://wildlife.state.co.us/Education/LivingWithWildlife/BearCountry.asp>

Living With Wildlife In Lion Country: please visit: <http://wildlife.state.co.us/Education/LivingWithWildlife/LionCountry.asp>

Dead Animal Removal: City property 385-5934 / Private property 444-8988

**Z & R
Property
Management:**

As our managers,
Z & R implements all of
the Board's decisions.

Any Association
questions can be
forwarded to Z & R at
Office: 594-0506
Fax: 594-0473.

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 Board &
ACC correspondence is

6015 Lehman Dr. #205,
C/S, CO 80918.

If you need to update
personal information
please mail that to

**The Spires DHA
6015 Lehman Dr.,
#205 CSC, 80918**

Emails can be sent to
Derek@Zandrmgmt.com.

The emergency pager for
non-business hours and
weekends is 594-0506.

Architectural Control Committee (ACC):

Any change to the exterior of your home or lot requires a written submittal to the ACC.



Submittals should be mailed or dropped off at Z & R's office. The type and nature of your request will determine the time required to have it reviewed.

It is recommended that all requests include color photographs, sample brochures, drawings, etc. More common items that require prior written approval before work begins are: central air conditioning, dog runs, privacy type fencing, security doors, new roofing materials, gutters, painting your home (existing color or changing to new), installing replacement windows, any landscaping items and play or sports equipment (play sets, trampolines, etc.).

Committee members are: Ed Lyons, Tom Dewar and Ille Brebach.

If you are unsure if you need to submit an item, please call Z & R for assistance.

Colorado City Code - Snow Removal

**This code was last updated by Ordinance 06-162 passed
September 26, 2006.**

3.4.201: DEFINITIONS:

DANGEROUS ACCUMULATION OF SNOW OR ICE: An accumulation of snow or ice or both on the sidewalk which constitutes an unreasonable risk to the health or safety of the public which the real property owner or occupant abutting or adjacent to the sidewalk or the real property owner or occupant whose property is subject to a public easement or right of way knows to exist or in the exercise of reasonable care should have known to exist.

3.4.202: SNOW REMOVAL REQUIRED; TIME LIMITS:

- A. It shall be unlawful for the owner to permit snow or ice or both to remain on the sidewalk which abuts the real property, or to which the real property is adjacent, or upon any sidewalk located upon the real property subject to a public easement or right of way, at any time after:
1. For residential property, twenty four (24) hours after the termination of the falling snow.
 2. For commercial property, five o'clock (5:00) P.M. the next business day following termination of the falling snow.
- B. This section imposes an affirmative duty to remove snow and ice from the sidewalks to protect public safety. Violation of this duty shall constitute negligence per se and an unlawful act, subjecting the violator to civil liability for any injury proximately caused by the violation, civil liability for the costs of removal and criminal prosecution.
- C. **RESIDENTIAL PROPERTY:** Property which is designed, intended and used primarily for human dwelling purposes.
- TERMINATION OF FALLING SNOW:** The cessation of snowfall for any period exceeding four (4) hours. (Ord. 93-141; Ord. 99-110; Ord. 01-42)

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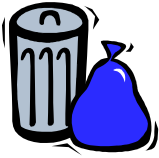
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Trash:

Trash removal is provided by several companies. Due to problems with high winds and animals, the Board strongly recommends that owners ask for toters to be provided for their service. All trash containers must have an attached lid and be secured.



Ensure all trash is placed outside the day of pick-up.

Many of the high wind problems can be avoided by everyone taking a few simple steps on trash days – here are some ideas :

- Put out the trash on the morning of the pickup. Not the night before.
- Always use an enclosed garbage can. If your garbage can doesn't have a lid on it then please get another one with a lid. We can have SERIOUS WINDS a fact that should come as no surprise to any resident. The winds can, and often do, blow over the trashcans and then spread your trash all over neighbor's yards.
- On windy days, please consider putting your trash in a protected area next to the house (e.g. between the garage doors – in a protected corner).
- Finally, secure your garbage can top in some manner (e.g. bungee cord, rope or some kind of latching system) to prevent the wind from blowing open the top and spreading your trash.
- If you have extra trash that won't fit in your garbage cans (like boxes or plastic garbage bags), please make sure that they too are securely closed and are heavy enough not to be blown over or that they are contained some how.

We all want to be good neighbors and we all want to live in a clean neighborhood, so please help out by following these simple suggestions on trash days.

Parking / Storage of Vehicles, Trailers, Etc.:



All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles shall not be left on community roads overnight. No recreational or utility trailers may be parked on the property unless enclosed within the garage.

What is not allowed: “No boat, trailer, camper (on or off supporting vehicles) tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit, or truck excepting only pickups solely for the private use of the residents of a dwelling unit shall be parked overnight within any Lot or Building Site except in a completely enclosed Structure, or fully screened in a manner approved by the Approving Authority so as not to be visible at ground level from any neighboring property or street.”

Volunteers Are Needed!!! We hope you enjoyed this edition . If you have talents with desktop publishing or other experience in creating newsletters or journalism, please let us know. If you have articles or ideas you would like to see in the next edition, please contact Z & R.

