

# The Spires Drainage HOA

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

## Summer Landscaping Edition

**Individual Lawn & Lot Care:** Owners are encouraged to pay some extra attention to your yard each spring/early summer. Inspect your lot and look for any dead plant material, dead or diseased trees, look for mulch that may need to be refreshed or replaced, reset any leaning or missing edging, clear out debris from undergrowths of scrub oak and other planter bed areas, trim any trees for clearance at sidewalks and around your home and prune all shrubs, perennials, grasses, etc.

If you don't perform some of the services yourself, you can join up with a few neighbors to hire the work out or you can rent any needed equipment.

Some of the more common recommended services are: yearly aeration (spring and fall), fertilization 2-3 times a season, edging of all concrete edges ~ this really makes a big difference in the appearance of your home, it gives that clean manicured look, and seasonal control for weeds with pre and post emergent chemicals. Owners are also encouraged to remove weeds/grass that grow in the joints at the street or sidewalk at your lot.

If you have dead trees, please have them replaced, with Deciduous trees being a minimum size of 2.5" caliper and Evergreens being a minimum of 6' tall at planted depth. If you have trees that are established (generally 2 years) and they do not require staking for high winds, please remove any unused tree stakes.

The Association has been inspecting the community and encourages everyone to make the necessary improvements to your yard to avoid receiving one of those "reminder" letters.

**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.*

[www.thespireshoa.com](http://www.thespireshoa.com)

Is the Association's web page. Take a look and sign up for updates via email, which will include newsletters, Fire Wise chipping dates and other community information.

**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](mailto:Derek@Zandrmgmt.com).

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

**Noxious Weeds in the Community:**

There has been a more prevalent noxious weed taking up residence in the Spires community. It's called **Mullein**, also known as woolly mullein due to the grey hair that covers its leaves. It's most commonly found along roadsides, in natural meadows and in forest openings. Mullein will invade landscape beds and grows to height of 3' to 6' tall the second year.

It's leaves are more elliptic covered with gray woolly hair and spiral alternately around an un-branched stem, decreasing in size near the top.



This picture is of a young plant.

The five-petaled flowers of common mullein can be yellow or white. Flowers emerge near the top of the plant where they are crowded along the stalk. Fruit form appears from October to March in capsules which split in half to release several seeds.



**How to treat/remove:** Mullein will not mature if mowed in turf areas, but it may invade landscape beds which are not treated with a pre-emergent herbicide. Mullein may also be removed by hand, the preferred method.

Chemical Use: Mullein may be prevented with the use of a pre-emergent herbicide labeled for use in ornamental landscape beds. If using a post emergent herbicide, best control will be obtained when mullein is young and actively growing, preferably while still in the first year rosette stage.



To view a link of the Colorado Noxious Weed List from the Colorado Department of Agriculture, please visit [www.PeregrineHOA.com](http://www.PeregrineHOA.com) and view the Landscaping Tab.

The Association is removing Mullein by hand from its Common Areas. You may have some on or around your property also. If you have dead stalks, please have them removed.