

# University Park HOA

MAY 2023

## 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)**  
**Ray Hendershot (Director at Large)**  
**Janet Butts (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!

- May 22, 2023: Wildfire Chipping Event #1  
**You must register with the CSFD for this event (see page 3).**
- July 15, 2023: Community Garage Sale (8 AM to 3 PM)
- July 23, 2023: Community Picnic (12 PM to 3 PM)
- August 21, 2023: 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.”**

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# 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](http://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 will only meet once a month starting in September. 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 April 13, 2023). Found on the website at [www.UniversityParkPoints.com](http://www.UniversityParkPoints.com)

Updates to the current versions include:

- 2.9 - Parking
- 5.25 - Screen Doors / Security Doors & Windows
- 5.26 - Signs
- 6.7 - Artificial Turf Guidelines: Installation & Maintenance
- 9.0 - Hidden Canyon updates

**If you need any additional information, assistance or help submitted a request, please email Derek at [Derek.Patterson@RowCal.com](mailto:Derek.Patterson@RowCal.com).**



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 444-7000 and alert your neighbors.**

# WildFire Mitigation - Chipping Events



The 2023 Chipping Events will be: **May 22 & August 21, 2023.**

To encourage and facilitate *wildfire mitigation work on your private property*, the CSFD chipper, and crew are scheduled to make their new twice a year visit to our community to chip and remove slash on the week of:

**May 22, 2023 (Monday) and August 21, 2023 (Monday).**

**\*\* 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](http://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

In May of 2020, our Board initiated the coordination of all Neighborhood Watch Block captains to provide a communication network so that all neighbors could be advised of crime in the area with the best crime prevention tactics as well as other safety concerns such as fire mitigation and wildlife presence.

While Neighborhood Watches work to keep neighbors informed and safe, they are actually building small communities within University Park where people become better acquainted, share concerns, and pull together for the well-being of all. We began our coordination with 7 Block Captains and their active Neighborhood Watches. In 2 years, we have tripled our Neighborhood Watch coverage. Grateful as we are for our existing block captains, **we still need volunteers to work with neighbors to coordinate their awareness of crime prevention and safety.**

Currently, we need block captains and Neighborhood Watches for the following streets:

- Villanova
- 2 sections of Colgate
- 3 sections for Sonnet Springs
- Quadrangle
- Cornerstone
- Bethany Ct
- Wake Forest
- St Augustine and a few adjacent homes on Collegiate

Please join the effort to provide University Park with a 100% community-wide safety communication network. To volunteer to be a block captain for your street, email Janet Butts, University Park NW Coordinator, [janet.butts@msn.com](mailto:janet.butts@msn.com). Thank you!

### Living With Wildfire - 2023 Town Hall Series:

The 2023 Living with Wildfire Town Hall series will include 6 large community meetings for those residents living in our Wildland Urban Interface. The Living with Wildfire Town Hall Series aims to empower the community to be ready if a wildfire happens.

- The meetings will cover how to prepare your home for wildfire, what to put in your emergency plan, and learn when and how to evacuate in an emergency. Attendees will be able to sign up for emergency notifications and the CSFD's Neighborhood Chipping program.
- **June 14, 6:30 - 8 PM:** Colorado Springs Masonic Center / 1150 Panorama Dr, 80904
- **July 18, 6:30 - 8 PM:** Pulpit Rock Church / 301 Austin Bluffs Pkwy., 80918
- **August 22, 6:30 - 8 PM:** Cheyenne Mtn. High School / 1200 Cresta Road, 80906

## 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 Inspections:** 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 in late May. The inspections 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.

**Between May 30 and June 3 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](http://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](mailto:Derek.Patterson@RowCal.com)).

**Thank you for helping to keep University Park a beautiful place in which we live!**

**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 on Your Lot?*

As University Park Homeowners, we have a shared responsibility to protect our families, neighbors, and community from the risks of a wildfire event.

Much of University Park is bordered by open space and Hillside Wildland/Urban Interface.

The possibility of a wildfire in and around our neighborhood is HIGH in most areas; and EXTREME on some hillside and bordering properties. Survival of your property and home in the event of a wildfire may depend upon taking steps to reduce the risk of fire spreading around your home. The Association is asking for owners to inspect your landscaping and look for additional opportunities to improve the mitigation and protection of your home from wildfire.

Please refer to Section 5.33 of the University Park Landscape Guidelines and Community Standards at our website: [www.UniversityParkPoints.com](http://www.UniversityParkPoints.com), to help you create a defensible space around your home.

Colorado Springs Fire Department information links are also on the University Park Website in the Wildfire Mitigation Committee section.

### **Hidden Canyon Landscape Committee (HCLC):**

The HCLC completed its project to identify gaps between the CC&Rs, the landscape maintenance contract, and current needs of Hidden Canyon owners. The Committee's guiding principle was to avoid an increase in HC annual assessments.

The gaps identified were shared with owners as a draft policy document, then reviewed with our HOA manager, the lawn care contractor and the UP Board of Directors. The UP Architecture Control Committee reviewed and approved the final draft.

The HCLC Maintenance policy was approved by the Board at their April 2023 meeting. The policy is posted on [www.UniversityParkPoints.com](http://www.UniversityParkPoints.com), bottom of the page, [here](#).

A current topic of discussion within HC is the replacement of aging garage doors. The latest revision of the Design Guidelines and Community Standards contains an entire section describing HC garage door architectural standards. Read Section 9.0 before you develop a plan to replace your garage door.

Section 9.0 requires replacement doors to be of standard design, manufactured in light-weight steel with specific decorative treatments allowed. The new garage door requirement may be found [here](#).

**NOTE: garage doors in HC must be painted with the home's body color.** That means that all replacement doors will have to be ordered in white and painted on site after installation. Look [here](#) to find the allowable color palette for you HC home. Before signing any contract to purchase and install a new garage door, you must submit a completed Improvement Request form to the ACC and receive approval for it. The form may be found [here](#). If you are thinking about a new garage door in 2023, please contact either Jim Forman or Jim Holligan. If there is enough interest, we may be able to negotiate favorable pricing for all.