

Payment Coupon

# Stetson Hills Master HOA

Property Address (this is your account #): \_\_\_\_\_

Payable in the amount of \$ \_\_\_\_\_. For the quarter beginning: \_\_\_\_\_

Send payments to:  
Ridgeview at Stetson Hills  
PO Box 62218  
Colorado Springs, CO 80962-2218  
Makes checks payable to:  
Ridgeview at Stetson Hills

Quarterly Assessments are 32.50; annual is 130.00  
**Note:** Payments are considered late if received after the 10th, and a \$15 late fee will be assessed.  
For information regarding your account, call our accounting department at 719-314-4503.



## Neighborhood Watch



The Greenhaven area of Stetson Hills has expressed interest in starting a neighborhood watch program. There will be a meeting for Greenhaven residents only on July 12 at 7pm.

If you would like to start one on your block, please contact Ingrid McDonald at the Colorado Springs Police Department at 719-444-3168.

## Lost & Found

Childs bike found in Snowy River Park shortly after Christmas. To claim, please call 314-4500.

## Payment Information

Send payments to:  
Stetson Hills Master HOA  
c/o Diversified Property Management  
PO Box 62218 Colorado Springs, CO 80962-2218  
Always reference your property address

## Contact Information

**Board Members:**  
Dan Butler, President [danb@diversifiedprop.com](mailto:danb@diversifiedprop.com)  
Sandi Bowers, VP [sandrab@diversifiedprop.com](mailto:sandrab@diversifiedprop.com)  
Doug Platt, Treasurer [dougpl@diversifiedprop.com](mailto:dougpl@diversifiedprop.com)  
Taffy Hernandez, Secretary [taffy@diversifiedprop.com](mailto:taffy@diversifiedprop.com)  
Shaune Middleton, Member at Large [shaunem@diversifiedprop.com](mailto:shaunem@diversifiedprop.com)

**HOA Email Contact:** [ridgeviewshm@diversifiedprop.com](mailto:ridgeviewshm@diversifiedprop.com)  
**(P)** 719-314-4500 **(F)** 719-578-9140



# STETSON HILLS MASTER

## JULY 2010 NEWSLETTER



## FUN FEST

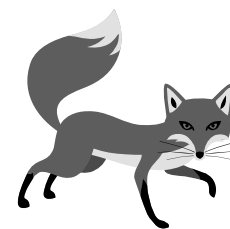
August 14, 2010 at Snowy River Park  
Noon to 5pm

Stetson Hills is hosting an afternoon of free fun for the community as a chance to meet your neighbors and enjoy the last days of summer. There will be bounce houses, snow cones, cotton candy, and games to play!

We would like **volunteers** from the community to help during the event as a DJ, Photographer, Game Administrator, Snow Cone operator, Cotton Candy Operator, face painter, and Area Maintainers. If you are interested in helping in any way please contact the Social Committee members: Shaune, Lorelei, Rana, Amanda, and Stephanie by 15 July at (719-640-9776)

[www.facebook.com/StetsonHillsCommunity](http://www.facebook.com/StetsonHillsCommunity)

## Neighborhood Wildlife Warning



Some of you may have noticed that we have new neighbors of the four legged variety moving throughout our neighborhood. If you are out late in the evening you may hear the distant howl of the coyotes as they sing their evening lullaby. Also the yelp of a baby fox as he tries to find his way back to his mom. Some neighbors have mentioned that they have seen coyotes down by the pond on the east side of the subdivision. These furry friends are often seen wandering around our neighborhoods. One little fox likes to peek into the window of one of our homeowners, the cat loves it. While they may be

cute to look at and we may get excited to see them in our yards, we must keep in mind that they are WILD. What do we mean by that? We mean that they prey on smaller animals so be careful with your small pets. Don't allow them to roam, especially in the evenings. Coyotes will attack and kill a small dog or cat. Also, don't leave your pets food outside. This only invites the wildlife into your yard and onto your porch. If you happen to have a coyote or fox that is being a pest, you might want to call the Department of Wildlife and asks them for advice on what to do at 719-227-5200. And, DO NOT feed the wildlife!

## Summer!



Summer is here. Those Lazy, Hazy, Crazy Days of lawn mowing, weed pulling, lawn and garden watering, house painting and the rest of the "honey do's". More importantly we have to fit in fishing, golf, hiking, BBQ's, baseball, biking, vacations, water sports, and other fun activities. Here are a few pointers so you can have a great summer:

- **Weeds:** We as homeowners and renters are to keep the weeds down in our front, side and back yards. I hate to pull weeds so I have two kinds of weed sprays, one is a total grass and weed killer I use on the xeriscape areas and the second is lawn friendly so I can use it on the lawn to control weeds.
- **Lawns:** Again, we are to keep our lawns mowed. There are mowers for rent, for sale (both new and used), you can hire someone to mow it for you, or as a last resort, do it your self.
- **Watering:** We live in a semi arid climate here, in other

words plain old desert, so we have to water our lawns, shrubs, and gardens. Even though there probably won't be water restrictions this summer I still water on a schedule that would be considered a water restriction. I have lived all my life in the Rocky Mountain States and water restrictions have been a way of life. We should keep the water to the lawns as much as possible and keep it off the sidewalks and streets as much as possible; after all, it's our money running down the street. Also, if you see excessive watering on any of the common areas, let Diversified know as soon as possible. Thanks in advance for your help.

- **Barking dogs:** If you are a dog owner, please have consideration for your neighbors and control your pet. If your dog does not normally bark for an extended time, they may be disturbed and trying to tell you something. If you are the neighbor that is being irritated by the barking dog, this is a noise nuisance and the violation policy applies. It is the dog owner's responsibility to control their pet.

## Help Us Curb Commercial Signs

"Install A/C Today!" "Sprinkler Activation!" "Better Basements" "We Buy Houses!" "Dad & Sons Construction" "Weekly Lawn Cuts"

Commercial signs are popping up everywhere in our community, advertising all kinds of services. Some are on corners, near parks, taped to stop signs, and in yards. But to keep our neighborhood looking nice and our property values up, such signs are prohibited. Both the Covenants and Architectural Guidelines describe what signs are acceptable and which are not. In general, all signs must comply with City code (e.g., no more than six square feet per sign), and the only signs permitted are:

- One professional sign per dwelling advertising a dwelling for sale or rent
- Political signs – As governed by law:
  - No more than one political sign for each candidate or ballot issue
  - May not be posted earlier than 45 days before a primary or general election
  - Must be removed not later than seven days after the election

So please help us keep our community looking great. Naturally, don't post such signs yourself, and don't allow others to put them in your yard. And if you see commercial signs, please let Diversified know so they can contact the advertiser and get them removed.



## Making A Difference

### ATTENTION ALL HOMEOWNERS...

Please take a moment to applaud the volunteers who give their time to the HOA to help keep *your* property values up. Did you ever wonder who these people are? **THEY ARE YOUR NEIGHBORS.** Each Board Member, Architectural Committee Member, and Social Committee Member lives in Stetson Hills. They do not get paid for their time they just do it because it's the right thing to do. Next time you see one of them please say thank you.

Dan Butler, Sandi Bowers, Doug Platt, Taffy Hernandez, Shaune Middleton, Phil Subkow, Lorilei Gonzalez, Carlos Hernandez, Bud Bandfield, Stephanie Weber, Rana Richards.

### By The Yards

Yard work is hard work. Keeping your front yard watered, mowed and weeded is key to being a good neighbor.

Have you seen all the beautifully landscaped front yards? Up and down every street there are too many to count. Whether you choose a lush green lawn or xeriscape to take care of, your efforts have not gone unnoticed. There are so many beautiful landscapes in our area we couldn't list them all so as not to leave anyone out we want to thank *everyone*.



## Dublin Landscaping Update



The lack of landscaping along Dublin Blvd is a continuing source of frustration for everyone, and it's compounded by the lack of routine mowing and weed maintenance, which many of you have understandably complained about.

Unfortunately, the Association can't take action to control the weeds or develop the area because it has not yet been transferred to us. Like most of our members, the Board finds the situation to be unacceptable, and we are taking aggressive action to get the work completed.

You may recall from previous newsletters that we contacted our Attorney to seek advice and that we subsequently had the Attorney address a letter to the City seeking action. The Developer ignored the City's demands to provide a plan of action and estimated completion date. As a result, the City took action to call the bonds posted by the Developer. This may sound trivial, but it is a very serious step that has significant negative ramifications for any future work the Developer may wish to bid on, not just in Colorado Springs but anywhere else.

At this point, the bond money is with the City (or will be in the very near future). The next step is not yet

determined. In the past, when bonds were called, the money simply went into the City's general fund and was available for any City priorities. Recently though, the City has held discussions on possibly revising that policy. If they do revise the policy – and that's not certain – it would be towards one of two outcomes. The first is that the City would apply the funds to the original purpose and contract directly for the work. That option has the least risk to the Association and is the outcome we are working to support. The second possible outcome of a policy revision would be to provide the money to the Association, and we in turn would contract for the work. This option has a bit more financial risk for the Association, but would at least allow us to take some action on fixing the current eyesore.

At this point, we are unable to take action except to continue to work with the City on the best option for completion of the work. We will continue to stay abreast of the situation, and will provide an update in the next newsletter. Thanks for your patience and understanding as we cut through the red tape. And rest assured knowing we will pursue this aggressively until completion.

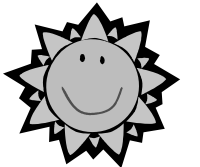
## Fireworks Reminder

It is illegal for any person to possess or discharge any fireworks, other than sanctioned displays in the city of Colorado Springs. **ALL FIREWORKS ARE ILLEGAL**, that includes Roman candles, cherry bombs, M-100's, M-80's, shells and mortars, helicopters, bottle rockets, and sparklers, to name a few. Fire bans may impact and change standard regulation - please check your local municipality for fire ban or fireworks prohibition information. Personal use of fireworks result in about 9,500 injuries each year that require medical attention (N.F.P.A. 6/2003). 55% of firework-related injuries are burns, and most of those burns involve the hands, eyes, and head. Nearly 40% of victims of firework-related injuries are under the age of 15, and these numbers are increasing each year. Sparklers are the leading product involved in injuries to children under the age of 5. Sparklers reach temperatures greater than 1800° F at the tip - hot enough to ignite clothing. Colorado averages about 1,100 fires caused by fireworks.



## Garage Sale Follow-up

The garage sale was a great success! We had over 200 participants.



Next year we will be changing the date so it does not fall on Mother's Day weekend. We will also set up the ARC donation truck again so you can drop off any unwanted items after the sale is over. Thanks to all of the homeowners who braved the cold weather during the sale. It is neighbors like you who help keep Stetson Hills Masters HOA a pristine community to live in.