

# The Spires Drainage HOA

C/O Z & R Property Management  
6015 Lehman Drive Suite 205, Colorado Springs CO 80918

## 2021 Spring Community Newsletter

### The Board of Directors:

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

**John Marvin (President) / Michelle Grove-Reiland (Vice President)**  
**Olivier Postel (Secretary) / Brandon Dwyer (Treasurer)**  
**Kevin Hoag (Director at Large)**

Board meetings are held on the 3rd Thursday of April, June, July, August and September at 1:00 PM (by telecommunication until further notice). Please verify the date and time.

**Volunteers are Needed!** We are seeking new volunteers for the ACC, as we recently lost a member who moved away. Ideally we would like to recruit 3 new members.

**Yard Care:** Owners are encouraged to pay a little extra attention to their lawns each year.

**Some of the more common recommended services are:**

- Yearly aeration (spring and fall)
- Fertilization 3 times a season
- Apply chemical treatments for weeds
- Restore dead turf grass with either seed/new sod
- Refresh mulch beds (raking or adding new)
- Edging of all concrete edges ~ this really makes a big difference in the appearance of your home, it gives that clean manicured look.
- Remove pine needles from the yard, sidewalk, curb, etc.
- Owners are encouraged to remove weeds/grass which grow in the joints at the street and sidewalk.

**A simple raking/refreshing of mulch will improve the curb appeal.** As a reminder, all drip irrigation lines must be covered with surrounding ground cover (mulch or rock). If you have new trees that are now established, please remove the tree stakes after 1 year.

**Owner Education ~ What is the purpose of the Association?:** The HOA was formed due to the City of Colorado Springs and the State of Colorado mandating an Association be created to maintain the Debris Flow Basins and Drainage Flow Channels and at the same time the Association governing documents were put in place (Declaration of Conditions, Covenants, Restrictions and Easements) that contained the standards for maintenance of the Common Elements and the structure for Association covenant enforcement and Architectural Control Committee (Approving Authority).

Here are a few statements taken from the Covenants:

- “The Association shall be formed for purposes of maintaining and repairing the “Debris Flow Channels” as indicated on the Plats ... the Debris Flow Channels benefit all of the Owners, regardless of their location thereof.”
- “To provide for the ownership (if any), care, management, control, preservation, operation, maintenance, repair, restoration and replacement of the Maintenance Area ...”
- “To enforce in its own name or on behalf of its Members ... the protective covenants, conditions and restrictions set forth in the Covenants and in rules and regulations of the Association ...”

### **Debris Flow Basins (DFB's):**

- There are (2) dams located in the wooded area west of Wellfleet Street and are accessed through an easement over another Owner's property. The physical location of each dam is located on Association owned property.

- Each dam is inspected yearly by the State of Colorado, Department of Natural Resources, Division of Water Resources in addition the Association conducts seasonal inspections. In the event there are any significant rainfalls throughout the year, prompt inspections are conducted. For more information, please visit [www.TheSpiresHOA.com](http://www.TheSpiresHOA.com) and then click on the Debris Flow Basin tab. The areas on the map marked in green are the DFB's.

### **Drainage Flow Channels (DFC's):**

1) What are the Drainage Flow Channels (Private Drainage Ways) and where are they located?

- The DFC's are the established drainage areas which run through the Association. They are natural drainage areas which also serve as the exit pathways for each Debris Flow Basin. There are 17 total drainage channels established which are shown on the Plat in the Covenants. A map of their location can be viewed at [www.TheSpiresHOA.com](http://www.TheSpiresHOA.com) then click on the Debris Flow Basin tab. The areas on the map marked in green are the DFC's.

2) What portion of an owner's lot is not maintained by the Association?

- All portions of the lot outside of the channel easement area are each owner's responsibility. Most of the easement areas generally extend into each Lot about 20' from the property boundary, but each lot varies. The Association asks that each owner keeps an eye on that portion of their Lot to ensure no items are placed in the drainage flow area.

3) What are the owner's responsibilities for the easement portion of their lot which has the Drainage Flow Channel?

- Owner's are not to dump any items in the drainage area and need to keep the area free from landscaping and other debris; such as fallen trees, grass clippings, rocks, boulders, dead plant material, dead sod, left over landscaping materials, etc. Owner's are encouraged to check the area and report any unusual items to the Management Company.



**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: 719-594-0506**  
Fax: 719-594-0473.

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  
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  
**719-594-0506.**

**Architectural Control Committee (ACC):**



As a reminder, any change to the exterior of your home or lot requires you to first submit a written request to the ACC and receive approval before beginning any work.

Submittals should be emailed, 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. Currently, the ACC conducts reviews once a month.

**It is recommended that all requests include current color photographs, sample brochures, samples, drawings, neighbor acknowledgements, etc.**

More common items that require prior written approval before work begins are: new or replacement decks, patios, windows, central air conditioning, dog runs, replacement driveways, privacy type fencing, security and storm doors, new roofing materials, gutters, painting your home (existing color or changing to new), any landscaping items, play and sports equipment (play sets, trampolines, etc.).

**Volunteers are Needed!** We are seeking new volunteers for the ACC, as we recently lost a member who moved away. Ideally we would like to recruit 3 new members. Any questions on the obligations and duties, please email Derek.

**Committee Members:** Tom Dewar, Alan Jacobs, Derek Patterson.

If you are unsure about your project or if you need to submit a request, please call or email Z & R for assistance.

**Parking / Storage of Vehicles, Trailers, RV:**

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.



*“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 ...” unless permitted by the following exception:*

Motor Home or travel trailer - recreational vehicles may occasionally (Not more than 4 times per year) be parked on a driveway or street area for up to a maximum duration of 48 hours for the purpose of loading, unloading or trip preparation.

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**Emergency Notification System (ENS):**

If you registered with the ENS system prior to July 2013 - please update your information. Everyone is asked to register. You can receive up to seven (7) points of notification, including home phone, business phone, cell phone, email and text message. [www.elpasoteller911.org](http://www.elpasoteller911.org) 719-785-1971

**Pet Waste:** Please ensure you do not dispose of any waste bags in the City Stormwater inlets. Several of these inlets exit onto lots in our community.

Eventually the inlet drainage goes directly into our streams and lakes, there are no treatment steps. Take bags with you and properly dispose of any waste. For more info: City Engineering & Storm-

**Dead Animal Removal:**

**on City property call 719-385-5934 (no fee)**

**Private property call: K2 Kritter Solutions -719-358-1856 (fee based)**

**ACC Rule Update (garage doors):** If you have more than one (1) garage door, the other doors must be matching in style to each other (windows, door panel design, hardware, etc.). If the door is not painted to match the home's primary body color, the color must match other existing color(s) on the house and complement all existing color schemes on the home. An example: the garage doors would need to closely match in the color range to other colors on the house, such as the front entry door, shutters, accents, wood timbers, trim or soffit/fascia paint, etc.

Duplicating existing colors and combinations does not constitute acceptability and may not be approved for repainting.

**Master Trash Service:**



The community has a master trash service with GFL Environmental (fka Bestway Disposal). The pickup day is Wednesday each week. The service provides for a 96-g trash toter and a 64-g recycling toter, plus 2 extra bags. The recycling is picked up weekly. 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 should have an attached lid and be secured/closed. Some recycling toters are picked up mechanically, so their lids need to be unsecured.

**Ensure all trash is placed outside only on the day of pick-up and see that your toter is stored inside at the end of the pick-up day.**