

The Spires HOA
Point of Contact Information Form—HOA use only

Dear Homeowner:

The Association is going paperless where possible except for notices that must be mailed per state law.

Please take a few minutes to fill out this form. This information **will not** be published or released to any outside agencies. It is strictly for Association use should you ever need to be contacted or in the case of an emergency.

You can fill out and return this form to Derek.Patterson@RowCal.com.

Owner Name(s): _____

Address: _____

Mailing Address if Different: _____

Home #: _____ Work #: _____ Cell #: _____

Work # (2): _____ Cell # (2): _____

Email 1: _____

Email 2: _____

Tenant Information: (If Applicable): _____

Address: _____

Mailing Address if Different: _____

Home #: _____ Work #: _____ Cell #: _____

Work # (2): _____ Cell # (2): _____

Email 1: _____

Email 2: _____

Signature and Date: _____

The Spires Drainage HOA

C/O RowCal Management
3720 Sinton Road, Suite 200, Colorado Springs CO 80907

2023 Summer 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:

Michelle Grove-Reiland (President)
John Marvin (Vice President)
Kevin Hoag (Secretary)
Wayne Booker (Treasurer)
David Goddard (Director at Large)

Board meetings are held during the summer on the 4th Thursday of April, June, July, August and September at 1:00 PM by Zoom. Please verify the meeting date and time.

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.



Please view Page 3. 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.

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) review.

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 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 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.

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*RowCal
Management:*

As our managers,
RowCal implements all
of the Board's decisions.

Any Association
questions can be
forwarded to Derek at
**Derek.Patterson@
RowCal.com**

Office: 719-471-1703 for
the CareTeam

Any homeowner who
has a problem, comment
or suggestion is asked to
submit a letter to Derek
or proper follow-up and
Board review.

The **address for
correspondence:**

RowCal
PO Box 421150
Minneapolis, MN
55442

If you need to update
personal information
please mail that to
Derek.

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 or mailed to RowCal's office. The type and nature of your request will determine the time required to have it reviewed. Most requests are reviewed every 3-weeks.

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.).

Committee members: Tom Dewar, Alan Jacobs, Roland Harris, Brenda Tracy, Mike Simon, Dave Cordovano and Sunny Sorby. Requests are being done by email and Zoom currently. If you are unsure about your project or if you need to submit a request, please email Derek for assistance.

Dead Animal Removal: on City property call 719-385-5934 (no fee)

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

GoCOS!



City Issues? Get the GoCOS! phone App:

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.



Please remember - do not dispose of cigars or cigarette butts on your Lot or in the street. Fire danger is always present - we all need to do our part.

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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 719-785-1971

Pet Waste:

Please ensure you do not dispose of any waste bags in the City Storm-water 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/Stormwater Drainage (719) 385-5980

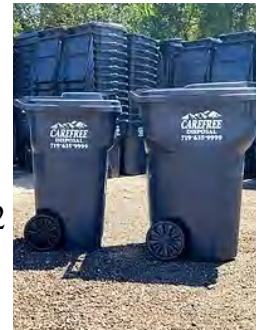
Master Trash Service:

The community provider is Carefree Disposal.

The pickup day is Wednesday each week.

The service provides for a 95-g trash toter and a 65-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.

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

- Always use an enclosed container and it's strongly recommended to use bungee cords or other strapping methods to secure the 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 toters and then spread your trash all over neighbor's yards. Secure your garbage can in some manner (e.g. bungee cord, rope or some kind of latching system) to prevent the wind from blowing open the container.