



**DISCOVERY  
HOMEOWNERS  
ASSOCIATION**

**NEWSLETTER  
APRIL 1, 2006**

**DISCOVERY BOARD OF  
DIRECTORS**

President	Randy Cubero	599-4535
V President	Gerald Farney	599-0519
Secretary	Sharon Davidson	265-5641
Treasurer	Eli Muhl	262-0998
ACC Chair	Vinai Thummalapally	536-9068
Covenants	Randy Cubero	599-4535
Director	Lynn Sim	531-0540
Admin.	Jan Doran	598-9075

\*\*\*\*\*

**President's Corner  
Randy Cubero**

Last quarter I wrote about the Covenants revision project and indicated that this quarter I would continue with that theme. I apologize because I would like to deviate from that previously stated plan and present a more current and relevant topic for your reading pleasure. The topic is storm water control which currently is a hot issue in the Woodstone Homeowners area. Woodstone is to the west-northwest of Discovery toward Carlson and Woodmen Roads. Simplifying the controversy it is between the "aesthetics" of having trees growing in the Dry Creek bed or the "safety" of cutting down the trees "in and around" the creek bed to allow a more rapid flow of water through the Dry Creek. According to City officials Dry Creek needs to be cleared of obstacles to remain unimpeded by either live or dead trees

which, if left untouched, would naturally slow the flow of water in the creek bed and create pooling or hazardous flooding conditions..

I just returned from a town meeting conducted by Councilman Scott Hente where a decision was made to compromise the cutting of all the trees to allow some of the trees that were half way up the embankment along the sides of the creek bed to remain untouched. Many of the homeowners in the Woodstone area whose houses are adjacent to the creek were understandably upset initially due to the very aggressive clearing project the city had undertaken in order to eliminate all of the trees to the very top of the embankment for about 500 yards along the creek bed in their area. Councilman Hente received many complaints on the results of what the Homeowners perceived to be a clear cut of all trees in their creek vicinity. The city responded with the compromise of allowing many of the mature trees to be spared half way up the embankment in order to placate the Woodstone Homeowners.

How does that decision affect our Discovery Homeowners area? To be honest if I consider only the safety issue of storm water control, I would vote to have most of the trees removed because in a flood condition the faster the flow of water the less sediment is deposited by the water in the locations of rapid flow. Once the water is impeded, however, by trees or other obstacles sediment is deposited at a faster rate and, in the worst case scenario, mosquito infested pooling or hazardous flooding can occur which the latter can then ruin both the exterior and interior of our homes along the flooded areas of the creek. After walking the creek bed from Woodstone down through our Discovery Homeowners area I became very concerned about the bridge at Pebble Way which allows Dry Creek to flow under the street.

At the street level there doesn't appear to be any noticeable threat to the safety of our Discovery homes along the creek. However, as you descend to the creek bed level, it becomes increasingly evident that the height between the bridge's understructure and the bottom of the creek bed is fairly restrictive, with only two to two and half feet clearance. This represents a major threat and vulnerability to our Discovery homes that are situated near and around the Pebble Way Bridge, especially if the bridge clearance is unintentionally blocked. After reporting this situation to the Councilman, he definitively stated that the City would look at the clearance under the bridge to determine the margin of safety it represents in flooding conditions for our Discovery area.

Most people in Colorado have fire insurance on their homes with little if any flood insurance even though the chances of having flood damage are twice that of having fire damage to your home. I know that flood insurance is expensive and consequently most people will not carry that type of insurance on their Colorado homes. You might, however, inquire into some type of flood coverage, especially if you are located near any of our creek areas. Finally, you should periodically take a look at the surrounding area in and around the creek to see if there are fallen trees or other underbrush debris which could cause a problem of blocking water flow and report that to our Homeowners Association. We will make every attempt to call the City to fix the problem or we will form a storm water flow inspection and assistance team to fix the problem ourselves. Please contact me if you have any questions about this most pressing Discovery homeowners' safety issue.

Always be vigilant to ways that we can reinforce our recurring themes of:

***“Values, Safety and Communication!!”***

Warm regards, Randy



## **Architectural Control Chairman Vinai Thummalapally**

Spring is almost here and many home owners will start planning on making improvements to their properties. Most improvements will need approval from the Architectural Control Committee (ACC). An ACC application (attached or on the website) is to be completed and submitted. Please provide as much information as possible, *i.e. paint color chips for exterior and trim*. The ACC meets once per month to review all applications. Please allow ample time for this process. In the past applications have been submitted at the last minute - contractors' availability was cited as one of the reasons. We believe that lack of advance planning is too often the root cause.

Improvements that need approval:

- Roofing
- Outside paint or stucco
- Fencing
- Landscaping
- Tree and shrub removal
- Additions to your home or garage
- New decks or deck changes

Not Allowed:

- Sheds or out-buildings

Should you have any questions please call or send me an e-mail.

**Mr. Vinai Thummalapally**

**ACC Chairman**

**Home: 536-9068**

**Cell: 351-2327**

**Email: [vinai.thummalapally@mam-a.com](mailto:vinai.thummalapally@mam-a.com)**

***“Values, Safety and Communication”***

## Covenant Compliance

The DHA Board of Directors voted at our last meeting to begin a policy of regular reviews of the properties in Discovery. In the past we have approached covenant violations based on complaints from surrounding neighbors or chance awareness of visible non compliance. We will walk the area on a quarterly basis and notify residents of problems that we feel are covenant related. It is our intention to work with homeowners in order to address and correct the problems in a friendly, non confrontational manner. It is in your best interest, as well as all of Discovery residents to keep our area in a “well-kept” and compliant condition as prescribed in the covenants.

**“Values, Safety and Communication”**

\*\*\*

## GRAFFITI ARTISTS

Some time during the week of March 12 the bridge that goes across Pebble Way was decorated by graffiti. Only the east side of the bridge was affected, but almost entirely covered. The incident was reported to the police and investigated. There was also graffiti on the big green dumpster in front of the day care center on Delmonico.

Thanks to the residents at 7015 Pebble Way the graffiti was quickly painted over. It is very encouraging to know that our neighbors are taking such good care of our neighborhood.

If anyone observes unusual or suspicious occurrences please call the Police at the Falcon Division 444-7252.

**“Values, Safety and Communication”**



*Spring has sprung!* We hope you're enjoying the daffodil parade in our sponsored median at Rockrimmon and Delmonico.



## Website Upgrade [www.DiscoveryHA.com](http://www.DiscoveryHA.com)

What has 15 pages, of which six are new?

What allows you to easily provide feedback to, or ask questions of your DHA board?

How can you find out about upcoming DHA events?

Where can you find past issues of the DHA newsletter?

Where can you find the boundaries of the DHA?

Where can you find the DHA President's remarks?

Who is on the board and how can you get in touch with them?

Where can you get a Property Improvement Request form?

Are there other ways of submitting the request form than by mail?

How do you find out what documentation is required for a specific improvement?

All of these questions, and more, can be answered by browsing through the Discovery Homeowner Association's web site, [www.DiscoveryHA.com](http://www.DiscoveryHA.com). Lynn Sim, the new IT/Communications board member, has revamped the web site in order to make it more interactive, provide more functionality, and more information. The original look and feel of the site has been retained, with some modifications.

You can send feedback (comments, questions, etc.) to the board from the web site. You can read the covenants online. You can fill in a Property Improvements Request form online. (Note: You still need to provide the required supporting documentation.) You can find current and past copies of the newsletter.

This site is intended to be a source of information for you and about you. In the future there will be a members-only area where you will be able to upload your favorite local photos, vote on DHA issues, and other items. We want to hear back from you about what would make the site more useful to you. Please let the board know what you would like to see.

Thank you! Lynn Sim, Web Master

\*\*\*



### **25 Miles per Hour – What a drag...But!**

The posted speed in the Discovery area is 25 mph. There is an extraordinarily good reason for it: **Children and Deer**. As we all know, our reaction time to avoid an unexpected object in the roadway is dramatically impacted as our vehicle speed increases. It is amazing just how quickly the road in front of you is clear one moment and then the next, out of the corner of your eye, is that sudden little blur of activity shooting diagonally in front of our vehicle – is it a person, animal, car from a hidden driveway, bicycle, or just a momentary shadow? It has happened to all of us at onetime or another and, as you recall, it scares the “life” out of you in that one momentary instant. Heart races, tingling sensation all over, breath

quickens, and then, hopefully, followed by a massive sigh of relief.

Don't let this happen to you again. Believe it or not, one of the best tricks is to use your cruise control to maintain that constant speed of 25 mph (Yes, the modern cruise control can be engaged to as low as 25 mph). The critical point of using the cruise control is to save you from constantly having to look down and check your speedometer for 25 mph and to allow you to keep your eyes continually fixed on the road ahead. “Ah Ha,” you say; “Even with cruise control engaged, going down our steep hills here in Discovery, my vehicle will accelerate just the same!” Good point! That leads us to trick number 2: move your shift lever down to “3”, “2” or “L” and then engaging your cruise control at 25 mph. Oh, and by the way, you can even experiment by disengaging your vehicle's overdrive to down shift (the little button you never press on the side of many of today's shift leavers). Down shifting, whether using an automatic or manual transmission, allows your car's engine to provide the automatic braking and slowing action needed to maintain a constant and reduced safe speed in our residential area.

It's a real pain to go so slow in this high speed world of ours today, but the alternative for this very short part of our daily commute is the good possibility of a ticket, higher insurance rate, our vehicle at the body shop for several days, and/or, God forbid, the injury or death of our most precious asset – a child.

Jerry Farney, Vice President

**“Safety, Communication and Values”**



## FENCES

FENCES FENCES  
FENCES

Straight fences, crooked fences, wood fences, chicken wire fences, big fences, little fences.....they're everywhere in Discovery.

Several residents have recently made application to the Architectural Control Committee to replace fencing. In reviewing the covenants and taking inventory of existing fences in our neighborhood, it appears that there are a significant number of fences that don't meet the intent of the covenants. This makes it very difficult when a resident asks for approval for their choice of fencing and it doesn't meet the criteria, but it's evident there are many examples that also don't meet the criteria.

How do we begin to bring fencing into compliance? It's a dilemma we are facing and we need your help to address these problems. We want our home values to stay high and our neighborhood looking great. But, we can only do that with your assistance in addressing the non-compliance.

Please do your part and begin to assess your fencing and ask yourself if it meets the covenant requirement.

We also plan to do our part on the Board by making random checks on fences in our area to see if they are in compliance. We will make the home owners aware of our conclusion with the expectation that they will take corrective measures to ensure their fences comply with the covenants.

**“Values, Safety and Communication”**

We can all make Discovery the best place to live in Rockrimmon!



## COSMIX

Road construction continues to make getting to and from work more challenging every day.

Up-to-date information from the Colorado Department of Transportation is on the website at, [www.cosmixproject.com](http://www.cosmixproject.com). The website includes a form for submitting questions to the project staff. In addition, there is the **“Seven-Day Outlook”** where the public can get detailed schedules of construction activity, detours, delays, etc. There is also a toll free information line for your convenience, **1-877-267-6491**.

\*\*\*

## ANNUAL DUES NOTICE

The annual dues notices were mailed to you this past week. You should have received them as first-class mail in a Discovery envelope. We have tried other types of mailing, but have found this to be the preferred process.

Being a member of the Discovery Homeowners Association is not optional. We are a legal, mandatory association. When you purchased your home you agreed to pay the annual dues (\$30.00) and to abide by the recorded covenants.

Please notice that there are options for voluntary contributions, i.e., Police Patrol and FireWise clean-up. The members attending the Annual Meeting voted to continue requesting voluntary contributions for these items. Over 50% of the members made voluntary contributions last year.

Our Police Patrol contract is a general budget item and is supplemented with your contributions.

We will be applying for a FireWise Grant from the Colorado Springs Fire Department to assist in processing the debris that will be generated from clean-up of dangerous overgrowth.

Discovery does not have “common areas” and our FireWise efforts are our own properties. **More information will be sent to you later.**

Thank you for paying your annual dues promptly. It costs extra money to send additional notices. Postage has gone up.

\*\*\*

## **BOARD POSITIONS BLOCK CAPTAINS**

Have you ever considered serving your association as a Board Member or perhaps a Block Captain? If you'd like more information to consider this opportunity, please contact Randy Cubero, 599-4535 or Jan Doran, 598-9075.

\*\*\*

## **ROCKRIMMON DEVELOPMENT**

Surprising at it seems – there are still areas of Rockrimmon that have not been developed. Discovery, as a member of the Rockrimmon Coalition, participates in City meetings as a part of the public process to evaluate the positive and negative impacts proposed developments will have on the “Greater Rockrimmon” area and our property values and quality of life.

**Eagle Pointe**, a town home development is located on South Delmonico Dr. They are beginning their second phase and have been working on the fencing and landscaping.

**Wildgrass**, is a proposed condominium and town home development and will be

located just south of Eagle Pointe. It is still in the Planning Department approval process and has met with concerns by the Coalition. We do not want the Hillside Ordinance violated, especially with a height variance. It is densely planned (22 dwellings per acre) but is appropriately zoned for that.

A **Carwash** was approved late last year for the Safeway shopping center and will be located just southwest of the McDonalds.

The Coalition is waiting for a development submittal to City Planning for the property west of the Shell station to include the property east of the gated area known as “The Retreat.” Stay tuned!



\*\*\*

## **REMINDER!**

**BEAR SEASON IS APPROACHING  
AND THEY WILL BE HUNGRY!**



If you are new to our neighborhood we want you to enjoy all the wildlife that you see almost daily. However, we want you to be aware of the presence of bears and reported mountain lions in our neighborhood.

The neighborhoods adjacent to Dry Creek that runs east and west between Buckeye and Wintery Loop as well as any wooded areas are frequent bear territory. Please remind your children of the danger and to be aware.

Bears are attracted by bird feeders and open garage doors. They can quickly open a freezer and destroy the contents and an open garage door is also an invitation to unwelcome “human” intruders.

Please put your trash out the morning of your pickup, not the night before. Bears love to feast on your garbage.

“...SAFETY...”



**FYI  
Quick Reference Numbers**

Animal Carcass in Street.....	395-5934
Building Permits.....	327-2880
City of Colo Spgs, info.....	385-2489
Police Dept, non- emergency.....	444-7000
Crime Stoppers.....	634-7867
Division of Wildlife.....	227-5200
El Paso County Health Dept.....	578-3125
Sheriff, non-emergency.....	390-5555
EPA.....	1-800-227-8917
Fireplace/stove burning.....	578-3199
Garage/yard sale complaints....	385-5982
Graffiti Helpline.....	634-5713
Handicap Parking enforce.....	444-7820
Home Business info.....	385-5982
Humane Society.....	227-3787
Neighborhood Watch.....	444-7592
Sidewalk Snow Removal.....	385-5918
Street Lights.....	385-5908
Traffic Signs.....	578-6669
Tree Trimming Right of Way....	385-5942
Tree Trimming Power Lines.....	668-5536
Unlicensed/inoperable/abandoned Vehicles in street.....	444-7706

**IN CASE OF EMERGENCY  
ALWAYS CALL  
911**



**Helpful City Code Information\***

**PET CARE**

Animal and pet owners shall:

- Provide regular removal of animal droppings into tightly closed, insect-proof containers.
- Provide removal of collected animal waste, weekly or sooner, if contents create a nuisance or threat to public health.
- Immediately remove pet excrement from public property.

**TEMPORARY AND GARAGE SALE  
SIGNS**

Temporary signs, no larger than six (6) square feet, may be placed in the City Right of Way **from Noon Friday to Noon Monday only**; be free standing, not placed on utility poles/boxes, or traffic signs. On corners, in the 55’ visibility triangle, not higher than 36”, measured from the street. Permanent signs, placed in the City Right of Way, must have a Revocable Permit obtained at 385-5083.

**UNLICENSED/INOPERABLE  
VEHICLES**

**All vehicles** on private property *must* have a current license plate and be operable. The only exception is a *stored* vehicle that is 25 years or older, if operable, it does not have to be licensed, and it may be *stored* anywhere on the property.....

**WEEDS AND PLANT GROWTH**

Owners and occupants shall cut and remove weeds or collections of cuttings, mowings or other grasses:

- Which may grow in the space along street curbs, sidewalks, alley,

easements; or at the front, rear and along side property lines

- Which has become any type of danger or hazard to pedestrians or traffic.

*\*From Neighbor to Neighbor brochure" Code Enforcement in the City of Colorado Springs".*