

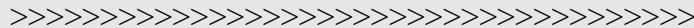
cars that are not used and remain dormant in the same location so that people think the home is an “airport parking area” is unsightly and against our covenants. Unused cars need to be stored in public or private storage areas to avoid giving Discovery the “used car lot” look for any of our homes.

In the area of safety we are concerned about homes that require trimming bushes and hedges especially where they might impede walking on the sidewalks. I’ve seen a number young mothers walking their small children with baby strollers where the stroller does not fit on the sidewalk due to the hedges and bushes growing out past the middle of the walking area for the sidewalks. The mothers are then forced to take their children in strollers onto the street to bypass the overgrown vegetation areas.

We also were told last year to be careful of the growing Spurge in our yards. Spurge is classified as a noxious weed and needs to be uprooted and discarded as it can cause sickness to unsuspecting homeowner family members. Pictures of spurge can be found in this newsletter and also on our website.

Finally, our main thoroughfare, Delmonico Blvd, is turning into a mini Daytona speedway with too many drivers exceeding the posted speed limit of 25 mph. I only know of two methods to counteract the growing inclination to speed drive in our subdivision; one is by good example where each one of us commits to driving the 25 mph speed limit and continually stresses this need to all our family members, especially our teenage drivers. Second is to show outward disapproval at drivers who are driving in our subdivision in excess of the speed limit. A lowering of both hands, palms down, is a commonly recognized signal to slow down. Please don’t hesitate to use this more public display of our dissatisfaction with fast drivers. The dire consequence of having a pedestrian hit by a motor vehicle is too great for us not to be proactive in this regard.

Warm regards, Randy



Annual Dues

The annual dues payments have been coming in steadily. In fact, your Discovery Homeowners Association is doing better than ever in our collection rate for the past six weeks since the dues notices went out. We certainly do appreciate your prompt reply and your voluntary contributions to the Police Patrol and FireWise mitigation.

However, we would encourage those who have still not paid there \$30 annual assessment to please get it in the mail today. Just as a reminder, our homeowner association dues are the lowest in the area, and have not been raised for over twenty eight years now. If it were not for the dedicated volunteers who handle all the administrative, legal and compliance activities for each of you, this fee would be considerably higher. Just ask your friends in the surrounding covenant protected neighborhoods what they are paying each year. You’ll be surprised!
THANKS AGAIN FOR YOUR SUPPORT.



**25MPH
“It’s the Law”**

All neighborhood streets, unless otherwise posted, are 25 MPH.

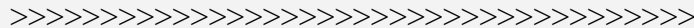


Please adhere to the posted speed limits and the marked school and pedestrian crosswalks in Discovery

There are many children living in our neighborhood and they dash out at unexpected times and places.

A few minutes saved by exceeding the speed limit isn’t worth getting a ticket, or worse yet causing an accident. It’s your neighborhood – *statistics prove that speeding is usually done by people who live in the neighborhood.*

“Value, Safety and Communication”



BEARS, COYOTES, MOUNTAIN LIONS, DEER, RACOONS, RABBITS

If you’re new to Discovery these are just some of the animals that will frequent your property, munch on your prize roses or any other variety of food source that might be available.

It’s wonderful to have all this wildlife in our backyard, but you should be aware of the dangers and take appropriate precautions.

The bears are prevalent and have already been seen in most of the area. They are accompanied by their cubs and are very protective and NOT FRIENDLY. They are also hungry after many months of hibernation and are looking for food such as your bird feeders, trash cans, open garage doors and even open sliding glass doors on your deck. **Do not put out food for any of the wildlife – The Department of Wildlife (DOW) enforces this ruling and it can result in a fine.** The exception to this rule is feeding the birds, but it is advisable to take your feeders in at night.

There have been mountain lions sighted in the past and are considered dangerous. Small pets should not be left out in the yard when you’re not at home.

The creek area attracts animals as well as children. Please caution your children. The DOW will post signs warning of bears, bobcats and mountain lions in areas where they have been sighted. **Please call the DOW if you have any questions or concerns – 227-5200**

“Value, Safety and Communication”

Architectural Control Committee (ACC) Report

Vinai Thummalapally, Chairman, 536-9068



DID YOU GET PERMISSION?? –TO:

**PAINT YOUR HOUSE
BUILD A FENCE
PUT ON A NEW ROOF
DO SOME LANDSCAPING
CREATE AN ADDITIONAL PARKING SPACE
BUILD A NEW DECK
PUT IN NEW WINDOWS
INSTALL A SATELLITE DISH
BUILD AN ADDITION TO YOUR HOUSE**

These are some home improvements that must be submitted to the Architectural Control Committee (ACC) for approval **prior to starting a project**. There is a form attached at the back of the newsletter with guidelines for submitting your request. After receiving the request the ACC will review all of the information, as well as visit the site and then issue a letter of approval or disapproval or suggestions for meeting the requirements.

The ACC meets at least once a month to review all submittals and makes every effort to meet your timeline to start your project.

If you do not submit a project for approval to the ACC you could be required to do it over or remove what has been built, painted or replaced. Your ACC follows the covenant guidelines and is aware of newer materials that may be approved. Samples of materials are often required when submitting a request.

We support the continued improvement you want to make to your home – we just want you to respect the process of granting approval. The covenants were designed to keep our neighborhood standards up to par so that we may continue to reap high property values. **Being a good neighbor is following the rules.**

Please feel free to contact me with any questions or concerns that you might have.

Thank you, Vinai, 536-9268

COLORADO SPRINGS POLICE DEPARTMENT

Code Enforcement Unit

<http://www.springsgov.com/Page.asp?NavID=304&Print=True>

Please visit this website and view the video for examples of violations. Complaint forms are provided online at this website.

Mission Statement

Our mission is to protect the health, safety and welfare of the City residents by mitigating physical signs of urban blight and social disorder through the enforcement of the City Code of Colorado Springs.

The Code Enforcement Unit is responsible for the inspection of publicly and privately owned residential buildings to assure that they meet the Minimum Housing Standards for the City of Colorado Springs and to ensure safe and sanitary living conditions for all residents **within the city limits.**

Code Enforcement also ensures compliance of fourteen (14) additional codes:

Public Health and Sanitation - Noise Enforcement - Unlicensed/Inoperable Vehicles - Oversize vehicle parking and storage in residential zones - Recreational vehicle parking and storage in residential zones - Junk - Light Intrusion - Weeds - Litter - Graffiti - Maintenance of adjacent rights of way - Temporary Signs - Signs on public property or right of ways - Inspection and licensing of garbage/trash removal trucks

The City of Colorado Springs encourages neighbors to become community-minded and to join together in providing safe, attractive neighborhoods and sanitary living conditions for all citizens. Walk your neighborhood and meet your neighbors! Working together is the most effective program. The City invites residents to cooperate with one another in a "neighbor to neighbor" manner to resolve minor problems before contacting the Code Enforcement Unit (444-7891) for assistance.

Code Enforcement has to allow due process to occur when requiring abatement of violations. Upon verification that a violation exists, an officer may give a verbal warning to the occupant; issue a written notice and hang it on the door; or, send a letter of notification; all with a specific compliance date. Upon re-inspection, if the violation still exists, a notice and order is sent to the last known property owner; in addition, you may see a notice posted on the property, and again a compliance date is given. Continued

non-compliance may result in judicial remedies, contractor abatement and/or repeat offender fees.



FIRE DANGER

The fire danger in Colorado Springs is high everywhere and especially in the foothills (*Discovery*) where the wildland-urban interface continues to be of great concern. As residents of Discovery we can help to protect ourselves and other neighbors by learning how to make our property safer. Please plan to attend the public meeting (see below) so that we can qualify for the services provided by the Colorado Springs Fire Department, specifically, chipping and mulching. If an additional day is required for chipping Discovery HOA will provide the service with funding contributed the past two years.

On June 19, 2008 there will be a public neighborhood meeting provided by the Colorado Springs Fire Department, FireWise, at Rockrimmon Elementary School from 7:00 to 8:30 p.m.

You must attend this meeting to qualify for the chipping services on July 7, 2008

Or contact Chris Barth CSFD @ 385-7281 for an onsite inspection prior to the date for chipping services.

Sharing the Responsibility Colorado Springs Fire Department – FireWise Program

Organization

Many people ask about our role within the Colorado Springs Fire Department. FireWise is a program of the Wildland Risk section. Wildland Risk is a section of the Office of the Fire Marshal. The Fire Marshal reports directly to the Fire Chief. That's a long association string for the three staff of the Wildland Risk section. Christina Randall is the Wildland Risk Section Manager, Chris Barth is the FireWise Program Coordinator, and our newest team member is Andrew Notbohm – Fuels Management Program Coordinator. Together, we work with homeowners, associations, contractors, and other organizations to reduce the wildfire risk within the city's wildland urban interface (WUI).

What is *Your* Wildfire Risk?

Your neighborhood is in the city's Wildland Urban Interface (WUI), and as such is at risk from wildfire. The specific wildfire risk of each parcel in the WUI has been determined by the Colorado Springs Fire Department (CSFD) and is based on characteristics specific to each parcel. To find your home's wildfire risk visit the FireWise website (<http://csfd.springsgov.com>). From the home page, click "What is my Wildfire Hazard Rating?" From the map page, enter your street number and select your street name in the top-right corner of the page and click "Search." The map will zoom in to your parcel and the surrounding homes, as well as list the specific characteristics that contribute to your home's wildfire risk.

Maintaining Your FireWise Landscaping

The area around your home needs periodic maintenance similar to the inside your home. In the landscape around your home, trees and shrubs continue to grow, plants die or are damaged, new plants begin to grow, and plants drop their leaves and needles. Making your home safe during a wildfire can be as simple as a spring clean-up. Follow these tips to make your home FireWise:

FireWise Annual Checklist

- Remove dead, dying, or diseased trees and shrubs
- Trim low branches of evergreen trees
- Remove highly flammable vegetation from window area
- Remove trash and debris accumulations from the area around your home
- Remove overhanging branches from the roof and chimney
- Mow grass and weeds to a low height
- Attach a hose that can reach to all parts of the house
- Post house numbers that are visible from all directions of travel
- Discuss evacuation routes and meeting points so they are understood by all family members
- Replace wood shake shingle roof with a Class A/Non-combustible roof
- Consider a fire resistant exterior siding, such as stucco
- Check that chimney screens are in place and in good condition
- Call the FireWise office (385-7281) to request a FREE on-site consultation**

FireWise Neighborhood Chipping Program

Each year, the Colorado Springs Fire Department's FireWise program helps homeowners reduce their wildfire risk by providing a *no-cost* curbside chipping program. Due to an increase in demand for this service, we are asking everyone that wishes to participate in the chipping program to attend a FireWise meeting (**see below**) or schedule an on-site consultation this year. Further, we are asking that everyone adhere to the "pile guidelines" in the attached chipping flyer. If these two criteria are not met, it is possible that individuals' **piles will not be picked up** during your neighborhood chipping program. Chipping will be scheduled to begin on a predetermined date, however may not be completed in your neighborhood for several days due to the number of participants and amount of woody debris.

PLEASE READ THE "SHARING THE RESPONSIBILITY" ON THE NEXT PAGE TO PREPARE YOUR LIMBS AND BRANCHES FOR CHIPPING ON JULY 7, 2008.

THANK YOU FOR HELPING TO MAKE DISCOVERY SAFER

"Value, Safety and Communication"

Covenant Compliance Report

John Dwors, Chairman

First of all, thank you for your cooperation during the past year. We have talked to many of our neighbors about covenant issues and have generally had very positive feedback and support. As spring arrives, we will be visiting some neighbors to discuss various issues. We are attempting to keep Discovery the beautiful neighborhood it has always been. There are several issues that are continuing to be problems. I will list the most common problems, and as always, I welcome your feedback and ideas.

Parking on gravel or grass adjacent to your driveway: If you need additional parking space, it needs to be approved by the Architectural Control Committee. Generally, the additional parking space needs to be the same material as your main driveway, *i.e., concrete driveway will need an additional space approved and be constructed with similar material.* **Several realtors have commented that one of the quickest ways to make a neighborhood look trashy is to have parking in places never designed for parking.**

Commercial vehicles are not allowed to be parked on the driveway or street. If your business uses these types of vehicles, please make other parking arrangements. Size, configuration, signage and any work-related equipment such as ladders and extra tool areas are some of the items that designate it as a commercial vehicle that is not allowed on your driveway or the street. **It is not the weight alone that determines a commercial vehicle. The city has some guidelines, but Discovery HOA has more restrictive guidelines – please read the covenants.**

Trash along the side of your house and on your property continues to be a problem. *Specifically, Big Valley Drive and Big Valley Court has had many complaints about this issue.* We are sorry to do this, namely identify specific streets, but as the housing market get tighter, Discovery needs to maintain the natural beauty of our neighborhood. A drop in property values due to poor maintenance of property will have a negative impact on all of our homes.

Finally, we are forming a voluntary support team to help some of our neighbors who may need some help with repairing or maintaining their home. There are only a few, but our plan is to have you make a request to the Discovery Board of Directors. That can be done on the website www.DiscoveryHOA.com or by calling any of the directors that are listed on the first page of the newsletter. They will review the request and discuss the concern with the homeowner. If approved, a team of volunteers will work a short amount of time (4-5 hours one morning or afternoon or weekend) and attempt to help our neighbor. This idea is in the beginning stage, so if you have any ideas or suggestions or would like to be a volunteer please e-mail me at jcdwors@netscape.net

Thanks you for your ideas and support. John Dwors, 590-9460

“Value, Safety and Communication”



FYI
Quick Reference Numbers

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	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
Utilities.....	448-4800
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 inches, measured from the street. Permanent signs, placed in the City Right of Way, must have a Revocable Permit obtained at 385-5083.

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”.*



“Sharing the Responsibility”

Getting Started:

- Your neighborhood must be within the City of Colorado Springs and identified as being at risk for wildfire. Find your address at: <http://csfd.springsgov.com>, or call 385-7281 for assistance.
- Select a neighborhood representative to sign a stewardship agreement.
- Participants *MUST* attend a FireWise meeting or schedule an on-site consultation before the chipping date.
- Select a chipper date and submit a list of participating addresses at least one week prior to the selected date.

What’s Acceptable:

- Woody limbs and branches only - up to 9” diameter.
- No construction or building materials. Must be clear of nails or wire.
- No grass clippings or bags of leaves.
- No trash, weeds or yuccas.
- No root wads, dirt or rocks.
- Piles only. No bags.

Pile Guidelines:

- Piles must be stacked with cut ends facing the road.
- Piles must be within 5’ of the roadway.
- Limit pile size to 5’x5’x5’. No limit as to the number of piles.
- Slash mulch will be hauled away for recycling or a full load can be left on-site for mulch when requested.
- Do not combine piles with neighbors or haul in material from other neighborhoods.

For more information or scheduling, please contact:
CSFD FireWise Program Coordinator ☐ (719) 385-7281 ☐ cbarth@springsgov.com



MYRTLE SPURGE

Myrtle Spurge is a noxious weed and is **very** prolific in our neighborhood. It grows and spreads rapidly in the rock areas and even around mailboxes. In the spring it has small yellow flowers and looks like a ground cover. However, the leaf and stem contain a milky substance that will burn the skin. We must make an effort to get rid of it!

Myrtle spurge is a State of Colorado List A Noxious Weed.

Myrtle spurge is designated for statewide eradication!

Eradication requires intensive and persistent control efforts to effectively eliminate weed infestations and soil seed reserves.

Contact your local weed manager for more information.

A list of local weed managers can be found at:

<http://www.ag.state.co.us/csd/weeds/mapping/countyprograms.html>

Distinguishing Features:

A low-growing perennial with trailing fleshy stems.

Leaves are fleshy, blue-green and alternate.

Flowers are inconspicuous with yellow-green petal-like bracts that appear from March to May.

Reproduction is by seed and plants are capable of projecting seeds up to 15 feet.

Plant contains a toxic, milky latex sap which can cause severe skin irritations.

Impacts:

Rapidly escapes gardens and invades sensitive ecosystems.

Out-competes native vegetation and reduces forage for wildlife.

All plant parts are considered poisonous, due to the milky latex sap.

Control:

Hand-pull when soil is moist.

Make certain to pull all the roots.

Be careful to wear gloves and protect skin from milky latex sap

Place in black plastic bag, tie securely and leave in sun for several days before disposing with trash.

In the last two weeks there has been a rash of vehicles being broken into. The police have reported 23 in the Rockrimmon area. One of our board members had the window of his car broken and a brief case stolen. Please remember that if you park on the street or in your driveway you should:

- **Not leave your keys or any other valuables in the car**
- **Lock the car**
- **Try and park in a lighted area or have motion lights on your garage**
- **Be alerted by unusual dog barking that might indicate intruders**

If your vehicle is broken into report it to the police at the **non-emergency number 444-7234** and they will take the report over the phone. This is not a high priority due to the shortage of patrol officers.



TRASHCAN STORAGE!!!!

Article III –Section 13 Unsightly objects.

Refuge piles or other unsightly objects or materials shall not be allowed to be placed or to remain upon any premises, easements or any street unless placed in a suitable container. Garbage cans are to be behind decorative fencing or otherwise hidden from the view of the street (preferably in your garage – editorial note)

A friendly reminder to please store your trashcan in the garage once your weekly sanitation provider has made a stop at your house.

There are many residents who are storing their trash carts in front or alongside the garage where it is visible from the street and to their next door neighbor. This is a violation of the covenants and is a tempting treat for bears and raccoons. **Your garage is the preferred storage place for all trashcans.**

Please help us keep our neighborhood looking pristine by making sure there are **no** unsightly objects stored on your property.

Thank you for being a great Discovery neighbor.