



DISCOVERY HOMEOWNERS ASSOCIATION

www.DiscoveryHOA.com

NEWSLETTER –JUNE 2010

DISCOVERY HOA BOARD OF DIRECTORS

President	Randy Cubero	7163 Wintery Loop	599-4535
Vice Pres/Treasurer	Jerry Farney	7220 Delmonico Dr.	599-0519
Secretary	Carole Thurston	425 Wintery Cr.S	388-9711
Architectural Control	Roger Boehnke	280 Buckeye Dr.	599-7116
Covenant Comp. Chair	John Dwors	550 Wintery Circle N	590-9460
Director	Jack Lundberg	530 Buckeye Dr.	531-6526
Administrator (non-board)	Jan Doran	7147 Wintery Loop	598-9075
Webmaster (non-board)	Lynn Sim	550 Buckeye Dr.	531-0540

May/June, 2010

President's Corner-Covenants Rewrite

Dear Discovery Homeowners,

In my last newsletter article I relayed some new initiatives that the Board of Directors was implementing. They were: 1) Rewrite our covenants to update them and make them more relevant, 2) Amend our Bylaws in accordance with your annual meeting votes to include wording on an Alternative Dispute Resolution Procedure and Term Limits for our Directors, 3) Provide a welcoming committee for our new residents in our Discovery Subdivision, and, 4) help deserving members of our Association with volunteer community service projects. Let me now go into more detail on the first of these initiatives, the rewrite of our covenants.

This particular project may be the most important of all our current initiatives in that it will have the most significant implications for each and every one of our members for the future. The covenants are terribly outdated and no longer provide the specific and general guidance on how a Discovery homeowner should conduct the maintenance and upkeep of their residence and lot in accordance with our established subdivision rules for uses and restrictions. Moreover, the covenants also need to update procedures and policies with regard to how our membership interacts with our Board of Directors, and, especially, the Architectural Control Committee. We have already started this procedure of rewriting the covenants and I am exceedingly pleased with our progress and would like to outline what has been accomplished thus far.

First, we interacted with the Administrator of Comstock and had her present at one of our Board of Directors meetings a summary of how they went about rewriting their covenants. Thereafter, we decided to ask the membership outside the Board of Directors, to solicit individuals to participate on the newly founded Committee on Rewriting the Covenants. It was further decided that we would have approximately 10 members with a minimum of three members of the Board of Directors on the Committee. We also made a conscious effort to ensure that our four major corridors in Discovery were represented by selected members on the committee.

The selected individuals within the corridors were: Marty White, Susan Flannery, and Thom Kummer from Buckeye Drive area, Roger Quelch, and Jon Davis from Woodmen Road, Dick Mason and Gail Labosky from Big Valley. The three Board members also on the Committee were Randy Cubero, the President and Chair of the Covenants Rewrite Committee, Roger Boehnke, Director and Chair of the Architectural Control Committee, and Jan Doran, the Administrator.

Thereafter, we met for the first time and reviewed all the good suggestions and recommendations made by the Administrator from Raven Hills and decided to divide ourselves into three subcommittees, chaired by one of our Directors. We then methodically went about the work of rewriting the covenants by using a three step procedure. First, the three subcommittee chairs met to discuss the applicable article or articles of the covenants. For our first subcommittee chairs meeting we reviewed Article I and II of the covenants. We then met in separate subcommittee meetings to discuss the articles under consideration and also the initial input made by the subcommittee chairs. Finally, we then met as a full committee to resolve differences in all four inputs, the Chairs' and three subcommittees' inputs, and to finalize a single integrated recommendation for each of the provisions in Articles I & II. Those three steps have taken us about a month to complete the review process. We are now working on the first 10 Sections of Article III and will have those sections completed by the end of May 2010. When the entire covenants has been reviewed and rewritten we then must find a way to present the package to our entire membership and, hopefully, convince the majority of our homeowners to vote approval of the new and restated covenants.

We welcome your comments or suggestions on this most significant initiative or on any other topic you deem important for the Board's consideration. You can contact me at (719) 599-4535 or at rcubero7100@msn.com.

Warm regards,
Randy

If you need a copy of the Covenants or Bylaws you can find them on our website: www.DiscoveryHOA.com

Community Service Contributions

Thank you to all the residents of Discovery who have so generously contributed to the Community Service fund for homeowners who may have come on hard times and need a little extra support in keeping their property in good shape.

We can only do this by referral. Therefore, if you are aware of anyone who may need help, please submit their name and address to the Board. The Board will discuss the recommendation and schedule a personal visit to discuss how we might help out by using our Community Service contributions.

**CHIPPING DATE FOR DISCOVERY
WEEK OF JUNE 21. 2010
WILDFIRE MITIGATION (Formerly FireWise)**

IT'S TIME TO SIGN UP:

If you will be putting limbs and branches out for FireWise pick-up please send your name and address to Jan Doran at jdoran1003@aol.com or call Jan at 598-9075. We must have your information by **Thursday, June 17** to forward to the chipping crew. **PLEASE DO NOT LEAVE BRANCHES OUT IF YOU HAVE NOT SIGNED UP.**

If you have had an evaluation in the past or attended any of the FireWise informational meetings you are “good to go” by just submitting your name and address. If you have not had an evaluation please call 385-7281 as soon as possible.

Please read the following instructions for preparing your limbs and branches for chipping.

What's Acceptable?

Woody limbs and branches only – up to 9” diameter

No construction or building materials.

No nails or wire in with limbs and branches

No grass clippings or bags of leaves

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’x 5’x 5’. No limit 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**

This service is provided at no cost to residents in the Wildland Urban Interface.

Donations to CSFD/FireWise accepted.



Yard Sales – The Annual Harbinger of Warm Weather’s Arrival

Every spring and early summer around our digs, we see the perennial blossoming of not just trees, shrubs and flowers, but the new growth of garage and lawn sale signs on utility poles and in our parkways; furniture, clothing and knickknacks appearing overnight in yards and driveways; and open garage doors revealing mountains of “stuff” being prepped for market. Now, before we get too excited about turning one person’s junk into another person’s treasure, let’s review a few of the rules, regulations and laws of our fair city regarding this annual ritual.

Here is the straight skinny – short and sweet:

1. Colorado Springs has had sign ordinances for many years, and there are fines attached to not following these very specific set of laws. Homeowners may have **garage/yard sale signs**, but **only on private property** and not attached to utility poles, stop signs, bridge railings or other city property.
2. City code has restrictions on how often you can have a sale. Folks are restricted to no more than **two, that’s 2, times per calendar** year for no more than **two days** at a time. Otherwise, under city rules it could be construed as a business. And, on even a happier note, only the first \$300s one makes is exempt from taxes, including collecting sales tax for the city coffers, and that is for the entire calendar year, not just per yard sale.

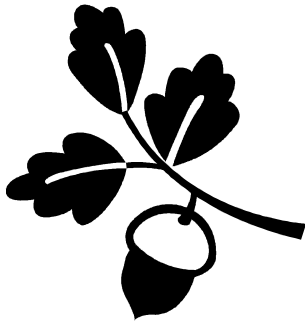
Now that’s it in a nut shell. And, from your neighbor’s perspective and also in consideration for a more tranquil environment here in our little Discovery village, limiting these sales as prescribed by our city elders, really just makes good sense. Thank you all for your continued cooperation and support.

VANDALISM

We have received several calls from residents in Discovery who have experienced vandalism to cars parked on the street or in the driveway. Two vehicles had broken windows and one of them had audio equipment ripped out of the dashboard. There does seem to be a correlation between the vandalism and the absence of street lights.

The police were notified, however, the reports had to be filed on-line as the patrol officers are not able to respond in person to take the reports.

We have reported this to our paid patrol. **We suggest that you leave a porch light or yard light on if possible as a deterrent.**



SCRUB OAK

Scrub Oak, or Gambel’s Oak (*Quercus gambelii*), is Discovery’s most distinctive woody deciduous shrub. Scrub Oak, and Ponderosa Pine, are the original native plants that we have tried to maintain to preserve our natural look.

There are at least four forms of Scrub Oak that grow here naturally. Some of these are highly branched medium sized shrubs to single stemmed trees of 30 feet or more. All forms grow in thickets with intervening open areas.

Scrub Oak does not transplant well, but once established it is a survivor. It has a deep and large root system, and spreads from root sprouts called lignotubers. In the winter, all cell activities in the roots cease so there is no loss of energy or moisture. In the spring, Scrub Oak is one of the few plants that starts new growth before it leafs out. That characteristic allows the Oak to survive late spring freezes while other less robust plants die. That fits our Discovery climate.

Scrub Oak acorns provide food for browsing animals, birds, and insects. In some years acorn production may be turned off and we may see an influx of bears and other animals searching for food. The year following a shutdown usually has a large production of acorns, which allows more acorns for reproduction and fewer animals to eat them.

Thicket growth is important for Scrub Oak survival. In the autumn, falling leaves are captured around the base of the Oak and create natural mulch which retains water and improves soil. Not a good idea to remove the leaves. In the winter, the thicket acts as a snow fence and captures snow and moisture. We are fortunate that we have an existing and self-sustaining landscape plant. The developer of Discovery recognized the importance of this shrub and placed removal restrictions of it in the Covenants.

Roger Boehnke, ACC Chairman

BEARS BEARS BEARS BEARS BEARS BEARS

Bears have been sighted in most areas of Discovery and after being in hibernation all winter they’re hungry and looking for easy access to food (like garbage cans and freezers in the garage). A mama and 3 cubs are making the rounds as well as napping in some of the large trees in the area. Please keep your garage doors closed (also a good idea to prevent break-ins) and your trash cans inside your garage. Children like to play down by the creek and should be aware that the bears are often in that area.



Purge Your Spurge!

Myrtle spurge and Cypress spurge are invasive ornamental plants. They are commonly used in rock gardens and xeriscaping, but the plants rapidly escape the garden setting and invade sensitive ecosystems, out-competing native vegetation and reducing wildlife forage. For this reason, both Myrtle spurge and Cypress spurge have been designated as “List A” species under the **Colorado Noxious Weed Act**, which means they are required to be eradicated wherever they are found in Colorado. Noxious weeds are defined as those that cause injury to physical health.

Both Myrtle spurge and Cypress spurge are low-growing perennial plants that are distinguishable by their yellowish-green flowers. The plants contain a milky sap that can cause severe skin irritations, so caution should be taken to avoid contact with bare skin or eyes. These plants are toxic to both humans and animals.

The key to effective control of spurges is to remove the plants before they set seed. Just dig up your spurge plants, remembering to wear protective eyewear and clothing while doing so. Remove at least 4 inches of the root clump and securely bag the plants. Eliminating these invasive noxious weeds requires a conscientious, wide-spread attack by everyone who has these plants on their property. *(El Paso County News Release)*

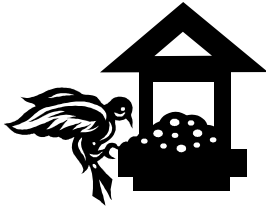


RV, Camping Trailer or Pod parking

It's that time of year for visitors, preparing for trips or bringing your RV out of storage. If you need to park an RV, camping trailer or “Pod” in your driveway for more than the allotted 3 days you can request a variance permit to be posted on the exterior of the object so that your neighbors will know that you have been given permission for an extension. Please contact the President Randy Cubero, or Administrator Jan Doran if your need a permit.

Randy Cubero – 599-4535 or rcubero7100@msn.com

Jan Doran 598-9075 or jdoran1003@aol.com



Is It Ok to continue to feed the birds during Spring, Summer and Fall?

by Carole Thurston

Excerpt from brochures published by Colorado Division of Wildlife

Many of us have put out bird food for our feathered friends during the hard winter, but now that Spring is here, you need to think very carefully about continuing to do so. Why you ask? In Colorado you can feed the birds safely during the months of November thru March. But the other months we need to be very cautious in doing so.

Bears like bird food too —the feeders are easily recognizable and easy for the bears to get to. However, the bird food can be deadly not only to the bears but your domesticated animals as well. Once bears discover bird feeders, they'll often visit every home in an area looking for more. Bears that become accustomed to getting food from human sources can damage property and become aggressive in their pursuit of easy food rewards, and often must be destroyed. Be bear responsible about attracting birds and you'll be doing your part to keep bears wild.

- If you want to feed the birds while bears are active, you'll need to bring in your feeders every night before sundown, or hang them out of reach.
- Out of reach for a bear is at least 10 feet off the ground and ten feet from anything bears can climb — which includes deck posts and exterior stairs.
- Don't use simple rope pulley to bring your feeder up and down for filling – bears are smart enough to figure out how it works. Use a clip-style latch bears can't open.
- Keep the area underneath feeders clean of hulls and debris. Switching to a shelled or pre-hulled bird seed, often sold as Porch or Patio mix, makes that a lot easier.
- Even if a bear can't reach your feeder, the sight and smell will still attract them. Bears have been seen sitting under feeders for hours, trying to figure out how to get them down. And while they're thinking, they may look around to see if there's anything else interesting at your place. So if you feed birds while bears are active, you'll want to be extra vigilant, and make sure you've thoroughly bear-proofed your home, garage and property.

Other ways to Attract Birds:

Provide Water — Water, especially running water; actually does a better job of attracting a wide variety of birds year around than a bird feeder. As Colorado has a semi-arid climate, providing a reliable place to get a drink or take a bath can even help attract many species that don't visit feeders.

Put up Nest Boxes — Nest boxes are more important for birds these days, with fewer dead trees being allowed to stand and provide nesting cavities. Some Colorado species that readily use nest boxes include the blue birds, wrens, swallows and chickadees.

You can find out more about building and placement of nest boxes at U.S. Fish and Wildlife Service "Homes for Birds." http://library.fws.gov/Bird_Publications/house.html
Audubon resource page: – <Http://www.audubon.org/educate/expert/birdhouse.html>



INFO: Jan Doran, Administrator – 598-9075

Annual dues

Second reminder notice was mailed on May 1, 2010. Thank you to all the property owners who have paid and generously contributed to the voluntary options. As of June 5, there are still 33 unpaid properties.

Rockrimmon/Delmonico Median

Most of the perennials that were planted last year have come back and are looking good. Comstock Village HOA and Discovery HOA continue to support the median. Comstock planted some annuals last week. We can obtain free mulch at the Parks Dept. for the bed, but are in need of a truck or trailer to transport it. Please contact me if you can help.

Skunk Rabies on the rise

FYI – see the information from the El Paso County Health Dept.(included in the newsletter). There is great concern for pets being bitten and transmitting rabies to other animals and humans.

City street lights

As you are well aware most of the street lights have been shut off unless they are at an intersection or otherwise deemed necessary. The City of Colorado Springs (*not Colorado Springs Utilities*) has a program in place for a homeowner to “**adopt a street light.**” Please contact John Leavitt at 385-5242 or visit the city website at www.springsgov.com and click on “Street Light information” on the homepage.

Trash cans

Trash cans left out on driveways and in front of homes continues to be a problem. Please store your trash can in your garage or out of sight of the street and your neighbors. (*Article III, Section 12 of the Covenants*)

Recent property sales

5 property sales since January, 2010 – 1 in January, 2 in April and 2 in May.
Average sales price - \$338,000
Average days on the market – 45



Covenant Compliance

John Dwors – Chairman

What the Covenant Compliance Committee is:

The Committee who follows up on concerns that neighbors have about the condition of property in Discovery.

The Committee who wants to help us follow the rules as directed by the Covenants that we received when we purchased our homes. (If you need a copy – they are on the website www.DiscoveryHOA.com).

The Committee who protects your property values and helps make Discovery a great place to live.

Frequent Compliance violations:

- Accumulated trash
- Trash cans not properly stored from view
- Extended RV Parking (limit is 3 days to load and 3 days to unload)
- Lack of yard maintenance – bushes growing over sidewalks, dead lawns
- Parking on areas not designated for vehicles
- Need for exterior paint
- Unapproved fences or building projects
- Unapproved landscaping projects
- Unapproved exterior painting

Homeowners Monthly Meetings

In the past, I was a homeowner who only attended the annual meetings. During the past few months, I have started to participate in the monthly meetings, which I feel has been informative and given me the ability to be part of the decision-making process.

The monthly meetings are open to all homeowners. The notes can also be found on the association's website. But if you are planning on attending, calling Jan Doran in advance can ensure that your concerns will get put on the agenda. You don't have to bring concerns to the table, however, to attend. You can merely show up and listen in.

More input from the homeowners regarding the neighborhood—concerns and issues—would be helpful to the board of directors. Everything from covenant complaints to city code enforcement issues are reviewed on a monthly basis. This is so that adjustments can be made to the covenants when needed, and homeowners' input would be greatly appreciated during this process.

Don't wait until the annual meeting to voice your concerns! Be a part of the process all year long.

Tony Lopez

**El Paso County Department
of Health and Environment**
301 S. Union Blvd., Colorado Springs, CO 80910-3123



Protect Your Family from Rabies; Vaccinate Dogs and Cats

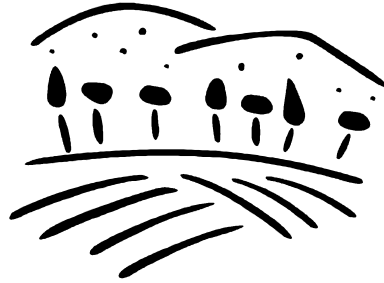
Rabies in skunks is a significant problem in El Paso County—for pets and for people. Rabid skunks are especially dangerous because skunks may have more access to and contact with dogs and cats. If an undervaccinated dog or cat is bitten by a rabid skunk, there is a good chance that pet will get infected with rabies and pose a risk to people. Rabies is almost always fatal once symptoms begin, and there is no treatment for animals. A dog or cat that develops rabies is contagious and may spread the disease to your family, other people in your neighborhood or to other pets. It is critically important to make sure that your dogs and cats have current rabies vaccinations. If you aren't sure when your dog or cat was last vaccinated, contact your veterinarian and schedule a checkup.

Here are some key rabies prevention steps:

- Ensure that dogs, cats and ferrets are vaccinated properly against rabies by a licensed veterinarian. Also, discuss vaccinating horses and other livestock with your veterinarian.
- Don't feed wild animals or allow your pets around them. Teach children to stay away from wild mammals. Do not keep pet food outside because it may attract wild animals.
- Protect all pets, particularly animals too young to be vaccinated, from contact with wild animals. Puppies and kittens can be vaccinated for rabies as early as 4 months old.
- Contact your veterinarian if your dog or cat is bitten or scratched by wild animals, such as skunks, bats, foxes or raccoons.
- If you or a family member has been bitten by a wild animal or a domestic animal unknown to you, contact your physician and the Humane Society of the Pikes Peak Region (or the local animal control agency) without delay.
- If you see a skunk during daylight hours that is acting abnormally, such as stumbling or acting overly aggressive, make sure you keep children and pets away from the animal and call the Division of Wildlife to report the location.
- To remove a dead skunk on your property, lift the carcass with a shovel or other tool, and double bag it for the trash. Do not touch the animal.
- Take steps to bat proof your home. Bats also can be infected with rabies.

For more information, visit www.elpasocountyhealth.org





Hillside Ordinance

Most of us built or bought our homes in Discovery because we liked the open natural look, Ponderosa Pine, Scrub Oak, rock formations, and wildlife. The developer curved streets to miss rock formations and specimen stands of trees and Scrub Oak, and even installed redwood street light posts.

But... with all of those attributes came some restrictions on our property; because Discovery is in the Hillside Overlay Zone. That means all property in Discovery has to comply with the Hillside Ordinance. The original Hillside Ordinance was written in 1974 and revised in 1981. There is an 85 page Hillside Development Guidelines Manual which has very detailed and complex instructions on what you are allowed to do on your property. City approval may have to be obtained before you build, cut vegetation, or grade.

Some interesting items from the Manual:

“A complete Hillside/Lot Grading Plan is required -- to construct, modify, grade, remove vegetation, and/or disturb properties located within the Hillside areas.”

“A Hillside Building Elevation Drawing is required for all persons desiring to construct or modify structures located within the Hillside areas”.

“Normal maintenance of landscape cover may be conducted without City approval. It is not acceptable to remove Scrub Oak or trees to increase the size of a grass area. Vegetation within 10 feet of a structure (with the exception of the deck) may be removed if necessary to comply with the Fuels Management Ordinance.”

“If vegetation is removed from a yard in violation of the Hillside Ordinance, an enforcement case will be opened by the Zoning Administration office and penalties will be imposed upon the homeowner”.

“The following building materials are encouraged; unpainted wood siding, exposed wood structural members, logs -- and natural stone masonry. Colors for the building and roof should blend in with the natural landscape of earth toned soils, bedrock, and natural woodland brush and grassland vegetation growth”.

Fences are not mentioned, but it does say that wildlife habitat and migration corridors will be maintained. Maybe that means you can't fence critters out of your yard?

People who routinely work with development and construction have a hard time understanding all the detailed instructions in the Manual, anyhow I did. The Ordinance probably doesn't affect most people unless they need a building permit; but I would guess that most of us have at some time violated some part of the Ordinance.

Roger Boehnke

ROOFING
BRAND & TYPE

COLORS

CERTAINEED
LANDMARK TL
ULTIMATE

Burnt Sienna

Cumberland

Mojave Tan

Old Overton

Shenandoah

Weathered
Wood

CELOTEX
PRESIDENTIAL

Autumn Blend

Bark Brown

Charcoal
Black

Chaparral
Cedar

Shadow Gray

Weathered
Wood

GRAND MANOR

Stonegate Gray

Brownstone

GAF/ELK
TIMBERLINE
PRESTIQUE

Barkwood

Charcoal

Copper
Canyon

Mission Brown

Weathered
Wood

TIMBERLINE
PRESTIQUE

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GRAND CANYON

Black Oak

Mission
Brown

Stone Wood

Storm Cloud
Gray

OWENS CORNING

WOODMOORE

Carbon

Mesquite

Chestnut

Timber

Granit

WOODCREST

"

"

"

"

"

TAMKO

HERTIAGE VINTAGE

Fossil Grey

Weathered
Wood

Chestnut

DECRA SYSTEMS

Granules on steel

Teak

Weathered
Brown

Coffee
Brown

GERARD

(Made with Concrete)

Driftwood

Chestnut

Mahogany

MONIER

(Made with Concrete)

Heartwood

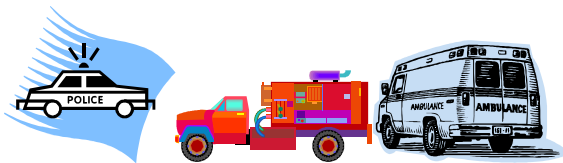
Ironwood

Muirwood

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
Dept. 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.....	473-1741
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
SIGN**

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 or branches:

- 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”.*

