



# **DISCOVERY HOMEOWNERS ASSOCIATION**

**www.DiscoveryHOA.com**

## **NEWSLETTER – MAY, 2011**

### **DISCOVERY HOA BOARD OF DIRECTORS**

President	Randy Cubero	599-4535
Vice President	Jack Lundberg	531-6526
Secretary/Treasurer	Carole Thurston	388-9711
Architectural Control	Roger Boehnke <a href="mailto:rjboehnke@msn.com">rjboehnke@msn.com</a>	599-7116
Covenant Compliance Co-Chair	Tom Kerwin	650-5366
Covenant Compliance Co-Chair	Thomas Kummer	528-1682
Administrator (non-board)	Jan Doran	598-9075
Webmaster (non-board)	Lynn Sim	531-0540

**May 2011**

### **PRESIDENT'S CORNER**

Randy Cubero, President

#### **PRESIDENT'S CORNER: Mid-Year Review.**

As we enter into our warm weather, the Board members will be making an assessment on the appearances of our properties to ensure that our members are doing their part to maintain and enhance the beauty, and consequently, the value of their homes. It is getting to be that time again to check out your sprinkler systems and to begin a good watering cycle for your lawns and shrubs. It is also strongly recommended that you inspect the outside of your homes and clear any obstructions that might hinder people from walking on the public sidewalks adjoining your homes.

I also wanted to bring you up to date on our covenants rewrite project. As of this writing we have a full committee meeting scheduled to review Articles IV through VII to finish up all the corrections and changes we will be suggesting to our covenants. We will then have a second full committee meeting to review the entire Covenants from start to finish (Articles I through VII) in order to pick any loose ends that we might have missed. Then it will be a matter of having a covenants lawyer review our work for legal sufficiency and to make any final edits to the new and improved covenants draft. After that I foresee that we will have a final Board meeting in order to discuss the most effective way of informing the members of this most critical project and of gaining their support for a decisive vote of approval.

It is also that time of the year when many of our homeowners will be contemplating home improvement projects. As a general rule any home project that improves, modifies or in any way changes the exterior of your homes needs to be approved by the Architectural Control Committee (ACC) before beginning the project. The required ACC request form can be found on our website under the "Forms" link on the left side of our home page at: <http://www.discoveryhoa.com>. This form can either be submitted on line or printed and mailed to the Chair of the ACC by regular mail. As a follow-on assistance to other home owners who are contemplating their own home improvement projects we are also developing a section on our website where homeowners can make positive recommendations on the contractors who have done outstanding, cost effective work on their homes. These positive comments are designed to assist other homeowners in either selecting a contractor or, as a minimum, allowing a homeowner to compare the quality and pricing of work before committing to a specific contractor. In no way, however, should a positive recommendation for past work be taken as an endorsement or guarantee of the quality of future work!

That's about it for this quarter and I'll end with the reaffirmation that your Discovery Homeowners Association exists to assist you in living in a covenants protected community and to accomplish our DHA goals of enhancing the values of our properties, of improving communications between the Association and our members and finally of securing the safety of all our member families who reside in our subdivision.

Warmest regards,  
Randy Cubero, President

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FYI !!

While attending the CSPD Citizen's Academy I learned of an interesting web site, now in Beta test by CSPD. This site shows police "Calls for Service" to city locations.

To access this, go to <http://www.springspolice.com>

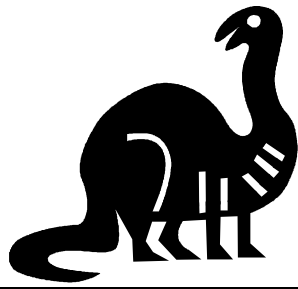
**At the bottom of the page, click on: NEW tool maps Calls For Service in YOUR neighborhood!**

Type in our Zip Code ... and see why we live in Discovery.

At the bottom of the page, you can adjust the time period for the displayed data.

Jack Lundberg, Director

## **Pre-Discovery**



The Discovery Covenants have some rather restricting requirements for landscaping. “Preservation of the natural landscaping will be encouraged”. There are two conditions in the Covenants that allow landscaping plants that are not native to the area. One is in areas disturbed during construction, and the other is in areas enclosed by walls or fences. No flowers in your yard. Rock or gravel is discouraged. Pretty tough requirements and not very well complied with over the last 38 years.

So what were those plants that were native to the area and what did the pre-developed Discovery area look like? Before any ground was scratched, in what is now Discovery, the Developer had the Colorado State University Extension Service examine the area. This is from their report:

“Soils are shallow, gravelly sandy loams on steep slopes to sandy loams on terraces. They are slightly alkaline and low on nitrates and phosphorus. Hoodoo (monument) rocks are scattered throughout the area. Some hillsides are eroded from 4-wheel drive vehicles and motorcycles. Large areas of Ponderosa Pine are infected with dwarf mistletoe and pine beetle.”

“The predominate species of woody plants are Ponderosa Pine, Gambels Oak, Rocky Mountain Juniper, Skunkbush Sumac, and Mountain Mahogany.” Note, there were no aspen, fir, spruce, pinion pine, flowering apples, or pfitzers. “The predominant native grasses are Big Bluestem, Little Bluestem, Sideoats Grama, Blue Grama, and Western Wheatgrass.”

The Developer (The DELD Corporation) wanted to create a very natural looking area. However, some of their requirements for landscaping and house design were never enforced or became outdated.

Roger Boehnke, ACC Chairman

## COVENANT COMPLIANCE “TEAM”

“Covenant Compliance.” It can sound a bit ominous, but what is it truly about? Let me start by introducing the Covenant Compliance Committee, Tom Kerwin and myself, Thom (“Tom”) Kummer. Tom and his family have been living in Discovery for 19 years. My wife and I moved to Discovery 9 years ago, moved to another neighborhood for 3 years, and moved right back when it was time to buy a home. Tom and I both joined the Discovery HOA Board last fall.

You may see one or both of us walking the neighborhood. Our goal is to help homeowners in Discovery maintain property values by ensuring the covenants are followed. Many times homeowners take up projects not realizing that the project needs approval from the Architectural Control Committee (ACC) before beginning. Many times they do not realize that the covenants, or sometimes even city codes, require them to maintain certain standards. Recently, we did a preliminary walk-through of Discovery noting issues such as Spurge, sidewalk clearance, and visibility at intersections. These are things that keep our neighbors and us safe as we travel the neighborhood. You may be seeing a friendly reminder if we found these or other covenant-related issues to address. If you see us wandering your area, we may come up to say “hello” and introduce ourselves.

Most any project that impacts the outside of your property (painting the exterior a new color, landscaping, mailbox repair or replacement, to name a few) requires approval from the ACC. The ACC and the Covenant Compliance Committee are here to partner with homeowners to quickly get your project approved and within the covenants. We are your neighbors and we want you to be able to improve and enjoy your home with the comfort of knowing that you will continue to enjoy property values that have consistently outpaced most of the city. If you are planning a project, please visit the Discovery Homeowners Association website at <[discoveryhoa.com](http://discoveryhoa.com)> where you will be guided through the simple and quick process of getting your project up and running without additional interruptions. Also check out the covenants for guidelines as to what aesthetic is acceptable.

If you have questions, please feel free to contact either of us as indicated below. **Prior to June 10th, please contact Thom Kummer.**

We look forward to serving you and getting the chance to meet you.

Tom Kerwin  
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238-6147

Thom Kummer  
[tkummer@yahoo.com](mailto:tkummer@yahoo.com)  
528-1682

**Jack Lundberg – Vice President  
Chairman of Welcoming Committee**



I am enjoying the opportunity to meet new Discovery residents as I deliver the Discovery HOA Welcome Packets from the Board. Their comments about the choice of a home in Discovery are a reminder that we enjoy a truly special place to live. However, part of that “special place” living involves our location in a fire sensitive area, and with that is our personal responsibility to minimize exposure to the fire hazard. Check the DHOA web site for info on this.

Saturday, April 30, my wife and I participated with about a hundred others residents in a simulated emergency evacuation of our neighborhood. Prior to this, we had given little thought as to just what we would do in an emergency. We knew the approximate time when we would get the “Reverse 911” call informing us to evacuate and specifying the route to do so. To make the exercise a little more realistic for us, we had not packed the car with supplies in advance; however, we did stage some critical items. When the call came shortly after 9:00 AM, we gathered the recommended items from closets, packed the cat carrier (but not the cat for this practice run), grabbed the strong box and the portable computer/electronics bag and hit the road. I confess that we did not exactly follow the evacuation route specified in the call – we just took the shortest route to the specified destination, which was Woodman Valley Chapel. Our departure was within 10 minutes of receiving the call. To add realism, both the Police and Fire Departments had men and equipment on the roads and directing us into parking at the destination. A very interesting de-briefing then took place and all participants learned from this exercise. Reassuring was realizing the preparedness and professionalism of our Police and Fire public safety personnel to supervise such an activity.

The worst case real event would involve an unexpected call from Emergency Services giving the request to evacuate ASAP. In our practice evacuation we made two obvious mistakes. Not following the suggested evacuation route was wrong as our normal route may be unavailable due to the emergency. And, after the exercise, I realized that our insurance papers were left in the file cabinet. That will be corrected immediately as those documents would be very important in a real evacuation.

I urge each of you to research the recommended procedures for an emergency evacuation. Again, our web site will provide some useful links for this.

A related item to put on your calendar is the Firewise Mitigation Mulching/Chipping event to be held during the week of June 20. This is an opportunity for clearing the brush from your property and having it removed from your curb by the mulching/chipping crew. There is no cost to you as this is arranged by your Homeowners Association. (See the information for this event on page )

**Enjoy living in beautiful Discovery and be very aware of the responsibility we each have for protecting our neighborhood and our personal property. Planning for an emergency is just good sense.**

## **Follow-up to Wildland Fire Evacuation Drill Office of Emergency Management Team**

On Saturday, April 30, the Colorado Springs Office of Emergency Management, Fire and Police Departments held a joint evacuation drill with the Discovery/Comstock Homeowner Associations. **Participants received an emergency notification call from the El Paso Teller County E-911 system at 9:03 a.m. notifying residents there was a wildfire in their area; evacuation was necessary and driving instructions to the evacuation site.** Forty-two households participated in the drill. The first evacuees arrived at the Woodman Valley Chapel parking lot at 9:10 and the last evacuee arrived at 9:45.

It was a successful drill and each of the agencies involved gained the opportunity to practice in the Wildland Urban Interface threat area as well as being able to work together. The Fire Department identified a technique that will allow them to improve transition time. Not everyone received the emergency notification call from the El Paso Teller County E-911 system. The Office of Emergency Management is coordinating with them regarding this concern.

Overall, participants highly rated the drill. Many people commented on how the drill increased their awareness of how much work they have to do. Some families reported that they now have all of their preparedness kits and plans in place. The Colorado Springs Emergency Preparedness and Safety Guide was mentioned numerous times as an important tool in developing plans and kits. The following comments are from participant feedback forms:

- We have some work to do, but now are now analyzing the process, making lists and determining what to take with us.
- This is a good wake-up call for me to figure out how to be ready.
- Now I know what I should take, practiced loading the car and how to disconnect the computers.
- Thank you so much for this valuable training. It really motivated us to get our act together.
- Helpful hints introduced at the briefing and in the booklet have significantly improved my preparedness.

The benefits of working together and the increased knowledge gained during the drill are significant. Thank you to every person and household who participated in this evacuation drill.

*Pauline Nelson*

*Senior Office Specialist  
Office of Emergency Management  
375 Printers Parkway  
Colorado Springs CO 80910  
PH 719-385-7394  
FAX 719-385-7387*

## **BE AWARE – BE PREPARED**



**Spring is usually one of the wettest times in Colorado Springs but not this year; below average precipitation and above average temperatures have created high fire danger along much of the Front Range. Recent fires in the state have provided a very real demonstration of how dry conditions are and how quickly fire can spread. Homeowners should be vigilant with their wildfire mitigation efforts and are encouraged to call the CSFD Wildfire Mitigation office at 385-7342 for a free on-site consultation. Until we get some meaningful moisture over a period of days or weeks, we can expect to see these fire conditions continue.**

***Andrew Notbohm***

Wildland Fuel Program Coordinator  
Colorado Springs Fire Department  
375 Printers Parkway  
Colorado Springs, CO 80910  
anotbohm@springsgov.com  
(719) 385-7342

***"Sharing the Responsibility" <http://csfd.springsgov.com>***

# **WILDFIRE MITIGATION CHIPPING**

**THE WEEK OF JUNE 20, 2011**

**START CUTTING AND STACKING**

**SIGN-UP ON THE LIST**

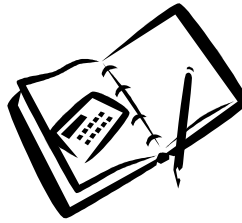
**CALL JAN AT 598-9075**

**OR**

**EMAIL [jdoran1003@aol.com](mailto:jdoran1003@aol.com)**

**Please read the “Sharing the Responsibility” flyer on the next page. If you have not had a consultation regarding your property please call 385-7342 to arrange for someone from the Wildfire Mitigation team to review your property.**

**Have all your tree limbs and branches out by Monday morning, June 20 for chipping. If you want to keep any of the mulch let me know when you sign up so I can put it on the list. The team will be in our neighborhood all week (Monday-Friday).**



## 2011 Annual Dues Report

On April 1, 2011 the Annual Dues/assessments were mailed to all the homeowners in Discovery Homeowners Association. **Note: All homeowners are members of the HOA by virtue of the covenants which requires mandatory membership. This is accomplished at the time that you close on your home at the title company.**

To date:

- 76% have paid the assessment of \$30.00 (annual fee)
- 28% have paid additional **voluntary** contribution to dues
- 39% have paid additional **voluntary** contribution to Police Patrol

Thank you to all who have so generously contributed with voluntary contributions.

A second notice will have been mailed to those who have not paid yet by the time you receive this newsletter. Extra mailings cost extra dollars and we appreciate your timely payment when you receive the notice.

If you have any questions about your payments please contact:  
Carole Thurston, Treasurer – 388-9711 or  
Jan Doran, Administrator – 598-9075

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**CAUTION – WATCH YOUR SPEED!**



**The speed limit on neighborhood streets is 25 mph**

School will soon be out – the swimming pool will be open – kids will be out in greater numbers than usual walking, talking, bicycling, skateboarding and generally not paying close attention to the traffic. So **be cautious, drive the speed limit and pay attention.** In addition to your own driving please caution your teenage drivers and other family members to do the same.

In addition to the children in the neighborhood, we have lots of walking adults with dogs and there are many deer and other wildlife in our area.

**Slow down and enjoy the summer!**

*Safety & Communication*



Shrubs, bushes and trees!

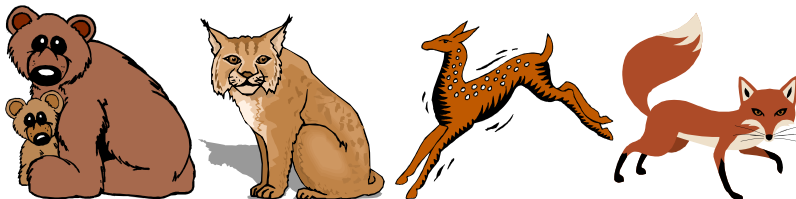
A letter went out to some homeowners last week to remind them about keeping their sidewalks clear, both from overgrown bushes or shrubs and also low hanging tree branches. City Code requires 8' clearance.

In conjunction with our “**slow down**” message we want to make the sidewalks the safest place for people to walk.

If anyone needs additional assistance please let the board know by sending an email from the website at [www.discoveryhoa.com](http://www.discoveryhoa.com) and it will go out to all the board.

### ***Safety & Communication***

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### **BEARS – BOBCATS – DEER – FOX and more**

We have plenty of wildlife to watch and enjoy, however we need to remember a few things.

- **Don't leave food out for any animals – it's against the law**
- **Put your trash cans inside your garage and out on the day of pick-up**
- **Bears are fun to watch, but they are dangerous if cornered**
- **Bears will get in your garage if left open and ransack the freezer**
- **Bobcats like small pets as well as rabbits and fox**
- **Deer like your flowers and shrubs**
- **Caution children about playing along the creek where bears are often sited**
- **Your birdfeeder is an invitation to the bears – if it's on your deck your kitchen may be next**
- **Coyotes have been seen walking up the street in early morning**
- **Fox are usually observed in early morning as well**

