

# KETTLE CREEK HOMEOWNERS ASSOCIATION, INC.

[Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) / [www.kettlecreekhoa.com](http://www.kettlecreekhoa.com)

## 2016 April Newsletter

Dear Kettle Creek Owner and Resident:

Happy ALMOST Spring!

A primary directive of your Association is to help ensure that the general appearance of the Community is kept up through the monitoring of compliance with the Association's Covenants and Design Guidelines. Through this process the Association helps protect the property values of all Owners and helps maintain a higher quality of life and an inviting community appearance.

**Speeding.** Please remember the speed limit in the Community is a maximum of 25 mph in optimal weather conditions. There are many families with children of various ages in addition to a deaf child that cannot hear you coming, so please keep it slow and safe!

**Fences.** Homeowners who want to re-stain their fences need to use the correct color (Kettle Creek Fence Brown aka Pine Creek Brown) as sold by Home Depot on Academy Blvd near Woodmen Road. The spec is Behr Base 30 S/CLR HF Kettle Creek Fence, formula numbers are:

151013215931 for 1 gallon cans or 151013215932 for 5 gallon pails.



**New Fences.** New fence construction requires a plan to be submitted in compliance with paragraph 3.13 of KCHOA Design Guidelines, found on our website at:

[http://kettlecreekhoa.com/CCRs\\_Rules/09\\_Nov\\_Design\\_Guidelines.pdf](http://kettlecreekhoa.com/CCRs_Rules/09_Nov_Design_Guidelines.pdf)

**Other Exterior Changes.** Just a reminder that as “honey do” season approaches, exterior modifications to your home or landscaping require written approval from the ACC (Board of Directors) prior to being commenced, so please do plan ahead. If you need a copy of the form, you can visit [www.kettlecreekhoa.com](http://www.kettlecreekhoa.com).

**Newsletters.** If you aren't getting the occasional community-wide email from Z&R or the KCHOA Secretary (Mike Cather) please send an email either [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) or to [mikecather@mac.com](mailto:mikecather@mac.com) Email addresses are kept strictly private, not disclosed to anyone and used very sparingly for time-sensitive or urgent matters.

**Sidewalks.** Please take care to edge and trim lawns to prevent them from growing out over the sidewalks which causes a tripping hazard and/or an unsightly appearance.

**Website.** Don't forget to visit and subscribe for future bulletins via [www.kettlecreekhoa.com](http://www.kettlecreekhoa.com). The minutes and finances and other info is also available on this site.

**Parking.** Please be reminded that parking anywhere on your lot (i.e. landscaping, etc.) is prohibited with the exception of the driveway and garage.

**Street Parking.** Overnight parking on the Community streets, which violates the Community Design Guidelines, continues. Z & R is addressing vehicles in violation, but you can help by utilizing garage and driveway parking spaces at the end of each day. If you have any questions regarding this policy or wish to report any vehicles in question, (or any compliance issues), please direct your correspondence to Darren at Z & R ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)) to give us the specifics.

**Temporary Overnight Parking.** Moving and travel season is upon us. Although Governing Documents restrict overnight parking, there are valid needs which merit exemption from the usual rules. If you need to park a moving van or trailer overnight in proximity to your home, please let the HOA know by sending a note to Darren at Z&R ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)). The same applies for family visitors who need to park an RV in front of your home or driveway for a day or two. Just let us know in advance by email.

**Help stop crime.** Keep vehicles in your garage and garage doors closed unless working in there. If you have to park a car overnight in your driveway don't leave valuables in the vehicle or in plain sight. Keeping exterior lights on overnight also helps deter criminal activity. Report crime to the police (and if you wish to the HOA).

**Trash Containment and Disposal.** With the high winds, it is very important to ensure your trash is not only placed inside a well sealed receptacle, but also that trash inside the receptacle is sealed in bags to prevent loose trash from being blown all over the neighborhood. Another good idea is to use a bungee cord to tie down your trash lids until the containers can be emptied.

**Small pets.** Beware of letting small pets run loose at night. Coyotes in the area will sometimes grab small pets for a quick meal. For pets of all sizes, please always ensure you walk with pick up bags so your pets don't litter your neighbors' yards.

**Scott Hall Field of Dreams at Larry Ochs Park.** The City of Colorado Springs and the Scott Hall Foundation decided to postpone upcoming meetings to allow additional time to address concerns related to traffic and access. As a result, the 3<sup>rd</sup> public hearing and presentation of the Master Plan to the Parks and Recreation Advisory Board will be moved to a date yet TBD. The City will notify us when new hearings are scheduled. More information is posted at: <https://parks.coloradosprings.gov/explore-play/explore/parks/larry-ochs-sports-complex>

**Just received from the City March 25th**

Hello,

Thank you for your patience as we continue to work through the issues raised during the public meeting in January concerning the proposed Larry Ochs Sports Complex. The planning team continues to research solutions that were proposed by the public and we have temporarily put the public process on hold until we can present a comprehensive response. We anticipate the public process starting again this summer and, once a new timeline is determined, we will reach out to adjacent neighbors and surrounding community for continued participation. Again we appreciate your patience and your thoughtful comments during the public process. If you have questions about the process, please give me a call at 719-385-6530 or email [clieber@springsgov.com](mailto:clieber@springsgov.com).

Thank you,

Christian Lieber, RLA  
Park Development Manager / TOPS Program Manager  
City of Colorado Springs Parks, Recreation and Cultural Services  
[clieber@springsgov.com](mailto:clieber@springsgov.com)

