



Indian Springs Landowners Association
562 Big Bow Drive Cotopaxi, CO 81211
Website: www.islaco.com Email: islaco@gmail.com
December 2019 Newsletter

Greetings Indian Springs Landowners & Residents:

HOA fees are now due. Payment coupon and payment instructions are enclosed.

2020 Indian Springs Landowners' Association annual dues are \$140.00 per lot and your payment is due by January 31, 2020. A late fee of \$5.00 per month per lot will be charged on any assessment not paid on or before February 15, 2020. Out of 117 landowners, only one has not paid their 2019 dues. Thank you for paying promptly.

Indian Springs Landowner & Resident Directory

We hope to have an updated Indian Springs Directory ready for our annual June community meeting. As part of the enclosed payment coupon we ask you to update your contact information. If you **DO NOT** check the **exclude** box on the payment coupon, your name, address, phone & lot number **WILL BE** printed in the directory.

Board Vacancies

The two board positions held by Scott and Mary will be open for our 2020 board election. If you would like to run for one of these positions, contact any board member. You will need to have a short biography ready for the May 2020 newsletter and, if possible, be present at the HOA meeting in June.

F550 Truck

The ISLA Ford F550 Truck continues to serve as our snowplow vehicle, used for Good Samaritan firefighting, and water tender to water down the roads after we put down road base. Unfortunately, we have no place to store the vehicle. For over a year, the vehicle has been stored outside on one of our landowner's private property.

The Indian Springs Board of Directors have discussed, researched, and brain-stormed at length, options and solutions for storage of the vehicle. Indian Springs would need to purchase land and erect a building to store the truck if future damage, costly repairs, and inevitable replacement are to be avoided. The Board has found a landowner that is willing to sell their lot, at a good price, and have researched the cost of erecting a building for the storage of the vehicle. In order to pursue this option, the landowners would need to approve a one-time increase in the yearly dues to help cover the cost.

Another option discussed is selling the F550 and hiring out all of the road maintenance and snowplowing to a third party.

This would leave the landowners without a Good Samaritan firefighting vehicle available nor a water source to help with road maintenance. The board has contacted two contractors to obtain a cost estimate for snow removal. Both contractors stated they would not be able to perform snow removal on the day of the snow; removal would be approximately 2-3 days out. The ballpark cost for a single snowplow of the subdivision would be approximately \$1,600 to \$2,500. This cost would be a significant amount above the current amount that Indian Springs is spending on yearly snowplowing. The increase in the cost would likely result in a permanent increase in the yearly dues.

Once again, the board is asking for any suggestions from the community. Please send all comments and feedback regarding this issue to islacolo@gmail.com or mail feedback to 562 Big Bow Drive Cotopaxi, CO 81223.

Roads

We graded the complete subdivision in the spring. This included ditching of the roadways to manage water flow into our culverts. We also spot graded the roads on multiple occasions. The wash boarding that occurs on our dirt/gravel roads can be alleviated if folks would slow down a bit, especially at the front main entrance which really takes a beating.

Please slow down and use 4WD/AWD. If the roads continue to suffer damage due to high speed, speedbumps are an option. Our road maintenance budget has already been surpassed for 2019, if we continue to have issues with the road conditions, we may have to raise yearly dues to cover the cost.

2019/2020 Winter Weather and Snowplow Season

For details, click under the Snowplow Policy on the ISLA website, located under the "More" heading. At this point in time, the HOA fees pay for snowplowing of common roads with the Ford F550. Generally, the subdivision is plowed after 4" +/- of snow but is dependent on conditions. **Bruce Dunavin (942-4865)** is the current snowplow coordinator; this is a volunteer function. Thank you, Bruce! To be a volunteer snowplow driver, please contact Bruce. Due to insurance regulations, you would need to be added to our insurance before you can drive the ISLA F550. Many thanks to our great volunteer snowplow drivers!

Plowing of Private Driveways - Cost, Process, and Billing. The cost for plowing a landowner driveway is \$30. All fees for private plowing should be sent to: ISLA 562 Big Bow Drive Cotopaxi, CO 81223.

Remember: Bruce needs 24-hour notice to plow a driveway; there is no "always plow" list.

Treasurer's Report

For the YTD Transaction report or YTD Banking, please email Pete, psardac7@gmail.com. As of Nov. 29th, ISLA has \$2,359 in checking for day to day operations and \$20,055 in the Emergency Saving account. In 2019 our largest expense was \$17,970 on road maintenance; this was 55% of our yearly budget. ISLA financials are completely open and available to all landowners.

Secretary's Report

We have several new landowners this year. Welcome to Patricia Hartmann, Patrick O'Neill, the Fongs, and the Livingstons. Welcome back to Laurie Martinez & Mark Weidman. All residents and landowners, both new and old, are encouraged to contact me with any changes in your contact information.

You can also contact me with questions regarding service providers available to our community or if you would like to have a digital copy of the Indian Springs Directory. Thank you! Gina Ledford ISLA Secretary islacolo@gmail.com or 942-3766.

Website

Please review our Articles, By-Laws, Covenants, and Statement of Policies on the ISLA website: www.islacolo.com. Thank you, Scott, for all your work in building & maintaining the site!

Deer Mountain Fire Protection District (DMFPD) Fire Station (#3) in Indian Springs

All communications between the ISLA Fire House Committee and DMFPD are posted to the Indian Springs website (www.islacolo.com). For the most current updates on the Station #3 progress, please visit the website.

You can also email islaco@gmail.com with specific questions and your email will be forwarded to the appropriate representative on the Indian Springs Firehouse Committee. The new Deer Mountain website is www.DMFPD.net. Feel free to attend the DMFPD board meetings, occurring on the third Wednesday of every month, to support the fire station at Indian Springs. We are very grateful to Dave Nowlan and Pete Sardaczuk, our two Indian Springs DMFPD volunteer firefighters. ISLA appreciates their hard work and efforts on behalf of our community!



Volunteer Firefighters are needed! Persons who are willing to give time and effort to the Deer Mountain Fire Department should call the fire department at (719) 942-9610 and speak to Acting Chief Robert Themel. Applicant does not have to live within the Deer Mountain Fire Protection District. Must be drug-free. All necessary firefighting training and equipment is provided.

Covenants

Indian Springs is a covenanted community and we ask people not to violate those covenants and keep ISLA a welcoming community. We have seen some deteriorating properties and ask landowners to keep their properties clean and in compliance with the covenants. This will also help to minimize fire risk. Being proactive avoids any future conflict with covenant enforcement. Visit www.islacolo.com under Regulations to locate where the covenants and bylaws.

Community Forum

The community spring is running at one gallon per minute. Water is for landowners/tenants use only. Due to Colorado State Law, we must report our annual water usage from the springs in order to retain our water rights. A box with a form/log is installed at the spring. Residents are asked to fill in the date, their lot #, and approximate amount of water, in gallons, they pull from the spring. Please remember the water is not tested and is therefore deemed non-potable. A water usage report will be filed by the ISLA Secretary the first of October every year so that we do not lose our water rights.

So far this fall, Indian Springs has received approximately 42" of snow. A shovel, broom and a container with ice melt and scoop have been placed by the ISLA mailboxes. If the area around the boxes is not kept clear of snow and ice, the Post Office will **not** deliver the mail. All mail will need to be picked up at the Post Office in Cotopaxi if the area is deemed unsafe for the mail carrier. It is the responsibility of **ALL** community members to keep the area around the mailboxes clear of snow and ice in the winter and weeds in the summer. If you see the area needs shoveling and/or needs some ice melt, **please help out!**

Board meeting agendas and minutes are posted out front on the bulletin board, on the ISLA website, and are emailed out. Since not all folks have email addresses, we continue to paper mail the most important information.

Mark your calendars, we are looking at June 20th or June 27th, 2020 for our ISLA annual HOA meeting. Email islacolo@gmail.com for your date preference. Date, time and location will be sent out with the May newsletter. Check the website and/or board meeting minutes for up to date information.



We ask folks to be VERY careful with any type of open fire. If you are going to have visible smoke from an open fire, call DMFPD ahead of time to avoid a 911 callout situation, 942-4444.

Wishing everyone all the joys of the season!

Scott, Carl, Pete, Lester, Karina, Mary, and our ISLA Secretary, Gina

Board of Directors

Board President: Scott Fallis: (IS) 719-942-3015, (h) 719-522-0893, (c) 719-510-6201 sfallis54@gmail.com (2020)
Board Vice President: Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021)
Board Member/Treasurer: Pete Sardaczuk: 719-942-5037 psardac7@gmail.com (2022)
ISLA Board Member: Lester Limon 316-288-8418 919rosebush@gmail.com (2022)
Board Member: Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
Board Member: Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
Secretary: Gina Ledford: 719-942-3766 islacolo@gmail.com , GinaLedford@gmail.com

Enclosures: 2020 Payment coupon and instructions.