

***A COVENANT-PROTECTED COMMUNITY***

# NEWSLETTER

## Reasons to Join TOSHA

Our HOA is solely dependent on voluntary dues funding and volunteer labor. This means that TOSHA can only be effective if it enjoys the full confidence and support of all residents.

TOSHA, a non-profit corporation, provides a means for furthering the interest of all Top of Skyway residents. Its objectives include:

- Promoting the health, safety & welfare of all residents
- Preserving & protecting subdivision quality, value, desirability & attractiveness through enforcement of covenants
- Protecting residents' homes, property & wildlife through education & wildfire mitigation programs
- Enhancing neighborhood communication with social activities & opportunities

Some benefits of joining TOSHA include voting in Board elections and on TOSHA-related matters, serving as a Board member and/or Architectural Control Committee (ACC) member, free admission to the annual summer picnic, receiving a copy of the neighborhood directory and a voice in promoting the safety and well-being of all residents. And finally, through our email database, being able to notify residents of critical occurrences such as criminal activity, fire in the area, wild animals sightings, etc.

If you expect your neighborhood to remain the haven it was when you purchased your home, a commitment is expected from all 249 property owners. In 2019, only 99 residents joined TOSHA. The Board/ACC is tasked with upholding the bylaws and enforcing the covenants and needs a commitment from all homeowners. Without a controlling body, homeowners will be left to ignore the covenants and do what they may with their property. When there has not been an active Board/ACC, homeowners have made changes to their property that were in violation of their covenants.

Dues are a critical means to support the ACC which enforces our covenants. The cost of joining is only \$75/year, so please complete and send in the membership application form attached to this newsletter.

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#### **Attachments:**

ACC Review Applic. Form

Directory Advertisement Form

2020 Membership Form

## **New Top of Skyway Directory Coming Soon..... Advertise Your Business/Service in the Directory!**

A new neighborhood directory is in the works and due out this Spring. All TOSHA members will be given a free spiral bound copy, which will place important neighborhood and community information at your finger tips, plus local advertising from many of our neighbors so you can support their business. If you wish to advertise, a form with all the specifics is attached to this newsletter. TOSHA members may place up to a half page ad in the directory for free...a \$60 value (price of ad if you are not a member).

## **Want to Serve on the Board of Directors or ACC?**

TOSHA is actively seeking more resident participation. All positions are available for potential candidates. A formal election process cannot happen unless we have volunteers to put on a ballot. We also need volunteers to join the ACC team and become block captains. To date, there has been little interest from residents. Email [TopOfSkywayAssociation@gmail.com](mailto:TopOfSkywayAssociation@gmail.com) if you are interested in details.

If you can squeeze extra time out of an already busy schedule, please step forward. If you've previously served TOSHA and know you have experience to offer, please step forward once again. If you're a retiree, a parent with a few free hours during the school week, or a recent addition to our community, this is a great way to get involved and meet your neighbors. Volunteers can do as little or as much as they desire. When fully staffed, most of our positions require a minimal time commitment and the work is rewarding.

## **Reminders from the ACC**

As a friendly reminder, all Top of Skyway residents are required to seek ACC approval prior to beginning any major exterior residential modifications (application approval form attached). Adherence is a legal requirement and applies to all residents, regardless of membership status or individual desire. Approval is required, but is not limited to:

- New home construction or home addition
- Major landscaping remodeling or implementation
- New or remodeled decks, patios, walkways, driveways or fencing
- Changes to existing roofing materials, exterior paint color, stonework, gutters
- Solar panels

99% of all applications received are easy to address and quickly approved by one of our ACC volunteer board members. Beyond legal protection, the application process provides the homeowner with valuable experience, referrals and suggestive insights that often benefit the homeowner greatly. Unless an aspect of an application is specifically prohibited by our covenants, the ACC usually adopts a MYOB (mind your own business) approach. We're not here to decide the color of your home. We're only here to protect the surrounding neighborhood from egregious violations that potentially could harm property values.

## **TOSHA Board**

President - Prince Dunn

719-482-4374

[business.doctor@comcast.net](mailto:business.doctor@comcast.net)

Vice President - Pete Reaves

(919) 450-7757

[preaves20@gmail.com](mailto:preaves20@gmail.com)

Secretary - Shelia Evans

(719) 540-2760

[sevansooo@comcast.net](mailto:sevansooo@comcast.net)

Treasurer - Janet Adessa

719-660-9967

[jadessa2009@gmail.com](mailto:jadessa2009@gmail.com)

Ben Guedry

ACC Chairperson

312-282-7934

[bguedry@gmail.com](mailto:bguedry@gmail.com)

## **ACC Members**

Ben Guedry, Chairperson

312-282-7934

[bguedry@gmail.com](mailto:bguedry@gmail.com)

Steve Carlson

719-650-6168

[swcarlson@comcast.net](mailto:swcarlson@comcast.net)

### **Event Dates for 2020**

***Annual Meeting*** - Monday, April 20, 6:30-8:30pm, Gold Hill Mesa Police Station, 955 W. Moreno Ave.

***TOSHA Summer Picnic*** - Sunday, August 16, 4:30-7:30pm, Bear Creek Park Pavilion #1, live music, catered by Front Range BBQ. TOSHA members attend free! Guests \$35/adult, \$15/kids under 12.

***CSFD Mitigation Slash/Chipping Pickup Program*** will occur weeks of June 8 and August 24. Residents must register for a pickup in advance at <https://coloradosprings.gov/fire-department/page/neighborhood-chipping-program>. If you need help signing up, contact Merrilee De Waal at (719) 330-1000 or [mleeder@gmail.com](mailto:mleeder@gmail.com).

For more details, visit [TopofSkyway.com](http://TopofSkyway.com)'s Home page and scroll to listing of "Events."

### **Welcome New Neighbors**

Several new residents have joined Top of Skyway since the March 2019 newsletter. Please stop by, introduce yourself and welcome them into our beautiful neighborhood!

Austin & Analisa Barrington, 750 Tyco Ct.  
Kimball & Sabrina Bayles, 3076 Electra Dr.  
Rick & Judith Bayley and  
Nathan & Margaret Warn, 745 Pollux Dr.  
Ross & Allison Colby, 815 Pollux Dr.  
Cornelius & Bridgette Kugler, 790 Pollux Dr.  
Timothy & Candice Morris, 3365 Orion Dr.  
Randall & Valerie Newcomb, 3185 Electra Dr.  
Christopher & Cynthia Robarge, 815 Tyco Ct.  
Bernard & Renee Sandoval, 3305 Hydra Dr.  
Brad & Katie Williams, 3340 Orion Dr.  
Jason & Amy Williams, 3052 Electra Dr.



## ***Bear Management & Resistant Trash Ordinance***

Colorado Springs City Council adopted two ordinances to help manage wild bears in neighborhoods west of I-25. This includes Top of Skyway. As of March 1, 2020, the ordinances require residents and businesses within the bear management area to secure their trash within a functioning bear-resistant waste container or within a secured structure at all times. To accomplish this:

- Secure trash in a garage, shed or other secure structure. Trash bins should only be outside of the secure structure on trash collection days from 5:00am to 7:00pm. The majority of homes will already meet this requirement with standard practices.
- For those who cannot store their trash in a secured structure, they will need to obtain a bear-resistant trash bin. Certified bear-resistant waste containers can be provided by your trash collection company, or you can purchase your own certified trash bin.

Recycle bins are exempt from this requirement.

### **Enforcement and fines**

Complaints of bear activity in a neighborhood due to unsecured trash will be investigated, and should a violation be substantiated, a written notice, order and assessment of administrative fee(s) to the owner or agent of the owner and occupant shall be issued. Citations will be in writing and personally served whenever feasible

to the owner, agent of the owner and/or occupant of the premises. The Neighborhood Services Division seeks compliance through education and will endeavor to help remedy the situation before issuing fines for noncompliance.

The cost of citations are as follows:

- First violation – \$100
- Second violation – \$250
- Third and subsequent violation – \$500

### **Garbage Kills Bears**

It may sound dramatic, but it's true. A bear that is food-conditioned will always come back for a handout...and if it happens to be a residential neighborhood or commercial area, that's a problem for both bears and humans. For residents in bear country, putting trash out only on the morning of pick-up cuts the chances of a bear visit from 70% to 2%.



## New Water-Wise Rules from Colorado Springs Utilities

CSU adopted permanent water-wise rules for landscape watering to support the smart use of water in our community. City Council approved the new ordinance at the December 19, 2019 meeting and the ordinance is now in effect.

Key changes impacting customers include:

1. Watering with sprinklers is limited to any three days of your choice per week.
  - From May 1 to October 15, sprinklers can be operated before 10 AM and after 6 PM. Sprinklers can be operated at any time of day before May 1 and after October 15.
  - Water allocation plans are available for customers who need more watering
2. Establishment permits are required for customers who need to temporarily water more than three days a week to establish new landscapes.
3. Broken or leaking sprinkler systems are required to be fixed within 10 days.
4. Water runoff from irrigation flowing across the ground, street or sidewalk is prohibited.

schedule flexibility. More information will be available April 1.

- Drip irrigation, watering cans and hose watering with a shut-off nozzle are allowed at any time.

For full details, visit <https://www.csu.org/Pages/waterwisrules.aspx>.



### Questions and/or Comments?

Remember to visit our website at [TopOfSkway.com](http://TopOfSkway.com).  
 Messages may be sent from the website under “Contact Us” tab.  
 Emails may be sent to [TopOfSkywayAssociation@gmail.com](mailto:TopOfSkywayAssociation@gmail.com).