

## Helpful Tips for New Top of Skyway Residents

Welcome to Top of Skyway! This neighborhood is a covenant-protected community. Your property is located in Filing # \_\_\_\_\_. Please become familiar with your covenants for this filing which should have been provided to you at settlement. You can also find a copy of your covenants at [topofskyway.com](http://topofskyway.com).

For your convenience, below are a few things to be aware of living in TOS. These tend to be common neighborhood complaints and reminders for all of us.

**Parking issues.** Overnight on-street parking is prohibited by our covenants. Trailers of any type, RVs and boats are not to be parked on the street or in driveways. The only exception is if you bring your trailer/RV to your home for one to two days and nights to pack up for a road trip or clean up and unpack afterwards. Otherwise they must be stored outside the neighborhood in a storage facility or inside your RV garage which a few homes have. There are exceptions to trailers/RVs if a family member/friend is visiting for a short period of time; please send an email to [topofskywayassociation@gmail.com](mailto:topofskywayassociation@gmail.com) or contact a board member if you have visitors that wish to park a trailer/RV for a few days so the TOSHA is aware of the situation.

**Architectural Control Committee (ACC).** If you do any landscaping or exterior changes to your property, you must submit an ACC Review Application Form and get approval before starting your project. It's simple to complete and approval can be done fairly quickly. This form is available to print out or submit on-line at [topofskyway.com](http://topofskyway.com).

**Keep sidewalks clear of snow and debris.** City ordinance requires that residential sidewalks be cleared within 24 hours after snow has stopped falling or by 5 p.m. the next business day. Property owners in violation could receive a warning or citation. The city can even clear the sidewalk and bill the homeowner, although this rarely happens.

Summer storms cause yard debris and rocks to wash over sidewalks, especially on sloped property. Please check your sidewalks and sweep away any mess left behind by a storm, slash pickup or from cutting the grasses along the sidewalk. Cut back any shrubs growing over the sidewalks. Trim low hanging tree branches over sidewalks and streets that are in the way of pedestrians walking in front of your home. Low hanging trees over the street cause cars and commercial trucks to move to the center or beyond creating conditions for accidents.

**Garage doors.** Garage doors should be kept closed except when you are in the garage or in the general area. Do not leave them open as animals can get in and destroy your belongings. Bears have been known to open garage refrigerators and help themselves.

Bears are also attracted to containers of birdseed in your garage or feeders hanging on your property and garbage cans. Plus an open garage is a magnet for criminal activity.

**Barking dogs.** We're dog lovers here in TOSHA, and that will never change. However, one of our more common complaints concerns dogs. The City of Colorado Springs is best equipped for barking dog complaints and maintains a responsive Animal Law Enforcement Division. They will usually send a warning letter for first time offenders, and dispatch officers if ensuing problems persist. Under TOSHA's current covenants, homeowners are limited to three domestic cats/dogs, with prohibitions on commercial breeding. In general, dog allowances in HOAs (unlike cats) negatively impact property values, so responsible dog ownership plays an important role here at TOSHA in limiting that impact. Animal Law Enforcement can be reached at 719-473-1741.

**Garbage and bears do not mix.** Yes, we live in bear country. Garbage cans continue to be a neighborhood problem...especially with hungry bears. Most of what people throw away smells like food to a hungry bear, even the recyclables. Once they learn of an easy place to get food, they will return again and again. It helps to put any garbage that has potential to smell (meat, fish, shrimp shells, peeled eggs, etc.) into a sealed plastic bag and place in the freezer until trash day.

If trash cans are stored outside overnight, chances of a bear attacking your trash is greatly enhanced while they are active spring through fall. Bears can damage property, vehicles and even your home, especially if they gain entry through an open door or screen. And people risk injury if they get in the way.

Colorado Parks and Wildlife follows a two-strike policy of tagging and relocating bears once; second offenders can be killed. No one wants to be responsible for killing an innocent animal.

As a reminder, our covenants clearly state garbage cans are to be stored inside your garage, then placed at the curb the morning of trash day and returned to your garage by the end of the day. It's important to keep garage doors closed so bears (and criminals) do not gain access. Please keep Top of Skyway safe and do your part to keep bears wild.

**Bird feeders and hummingbird sugar water also attract bears.** Feeders become a problem if you hang them on your property. Be sure to at least bring feeders inside your garage during the nighttime hours. Feeders are usually safe to leave outside while the bears are hibernating late November to early March.