

A COVENANT-PROTECTED COMMUNITY

NEWSLETTER

Annual Picnic August 26!

Live Music, BBQ, Summer Fun — 4:30-7:30pm on Palomar Lane



A TOSHA members-only event! Come join your neighbors and friends for a block-style party and catered dinner by Front Range BBQ. Back by popular demand is Gentle Rain Productions providing live music. These very talented musicians play a variety of styles from jazz, blues, rock, country and swing; featuring vocalist Marcelle Hureau.

BYOB...bring your own bottle! Soft drinks/water provided.

RSVP by August 20 to topofskywayassociation@gmail.com or Janet Adessa @ 719-660-9967.

If you have not joined TOSHA this year, there's still time to join for \$75. Guests are also welcome: \$35/adult, \$15/children age 15 and under.

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Top of Skyway Wine Tasting Social

A huge "thank you" to Ruth and Dave Gardner for hosting our Top of Skyway wine tasting in June! For those of you new to the 'hood, we have neighborhood wine tastings about 3 times a year. All Top of Skyway residents are invited. They occur on a Friday from 7-9pm. The host home chooses the theme and provides plates/utensils. Attendees bring a bottle of wine and an appetizer or dessert to share. Wine glasses, bottle openers and name tags are all provided. It's a great evening of connecting with your neighbors and enjoying a variety of delicious foods and wines, and you never have far to drive home!

Stay tuned for details of the next soirée! If you are interested in hosting one of these, please let Kim Lee

know. If you are not currently on the email list and would like to be, please contact Kim at KsueLee@aol.com. Cheers!

Ornament Exchange

A TOSHA-sponsored, members only event! Once again, Ellen Price is opening her home at 640 Palomar Lane to host this fun event and bring in the holiday cheer. Mark your calendars for the evening of Wednesday, December 5; time TBD. Everyone brings a wrapped ornament to exchange, an appetizer, side dish or dessert to share. Drinks are provided. RSVP to Ellen at 719-473-4181 or topofskywayassociation@gmail.com by December 1.

Message from the President Block Captains

I would like to encourage all of you to get to know your neighbors, those close to you and ones up or down your street. We have an upcoming neighborhood picnic on August 26. Please encourage your neighbors to join TOSHA so they can attend. Should be a fun time, good food and music, and a chance to meet those in your neighborhood and make new friends.

Watch out for your neighbors and report any strange activities occurring when they are not at home. To report criminal or other information such as a lost or found pet, you can call a Board member, your block captain or log into TopofSkyway.net and fill out the "TOSHA Alert" or "Lost and Found" form. NextDoor.com is also a good spot to report these activities.

Best regards, Prince Dunn

We are very fortunate to have block captains in our homeowners association. They are the "glue" that holds our association together. They welcome new residents by delivering a gift basket with a packet of important information from TOSHA, monitor activities along their "route," and are each resident's conduit to the Board. They also help keep neighbors informed and facilitate information sharing (such as lost pets or any sighting of suspicious activity) for posting to the TOSHA website. A list of block captains can be found at http://topofskyway.net/committee.asp?cat_id=4. Feel free to contact the block captain coordinator Ruth Gardner at 719-337-0633 should you have any questions or if you are interested in becoming a block captain. Block captains are requested to keep their TOSHA membership current.

Welcome New Neighbors

Several new residents have joined Top of Skyway since the January 2018 newsletter. Please stop by, introduce yourself and welcome them into our beautiful neighborhood!

Margaret Banning, 3184 Electra
 Calvin & Hiromi Chien, 532 Vista Grande
 Jered & Melody Clifford, 1055 Gold Camp
 Hank & Susan Cole, 3325 Hydra
 Tony & Tracy Ellis, 3140 Electra
 Ricky & Heather Gray, 3128 Electra
 Jason & Leigh Murphy, 3283 Electra
 Lisa Jenks, 745 Palomar
 Tim & Kim Lacey, 755 Nebula
 Anthony & Angela Ries, 3315 Orion
 Matt & Erin Stein, 2940 Orion

**TOSHA Board**

President - Prince Dunn

719-482-4374

business.doctor@comcast.net

Vice President - Barry Placek

402-639-9589

bsprintegrity@gmail.com

Secretary - Vacant

Treasurer - Janet Adessa

719-660-9967

jadessa2009@gmail.com

ACC Chairman - Vacant

ACC Members

Ben Guedry

312-282-7934

bguedry@gmail.com

Steve Carlson

719-650-6168

swcarlson@comcast.net

Jeff Lammers

321-543-1756

jefflammers@comcast.net

In Search of a Few Volunteers

We are in dire need of more volunteers! If you have extra time to help out or have ideas to enhance our community, here are several positions and projects:

- **Website coordinator.** This is a critical position in our community. The website is an important resource and efficient tool to keep us connected and informed. Our current website will become obsolete by April 2019. We need help researching a new web host and implementing a new website.
- **Secretary for the TOSHA Board.** This person attends Board meetings about 3 times per year, takes minutes of the meeting, is familiar with the covenants & organizes the newsletter which comes out twice a year.
- **ACC Chairperson and an additional ACC member.** The ACC serves to assist residents in conforming with the covenants and obtaining approval of building plans, landscaping changes, roofing, decking, fencing, stucco, paint changes, etc.
- **New street signage.** We need ideas for the three street boards. These signs advertise the slash pickup, picnic and other messages for residents. Please forward your ideas to topofskywayassociation@gmail.com.
- **One covenant system.** Top of Skyway presently has 14 different filings with different covenants. They are similar in many ways, but still differ. It would be beneficial to update and combine filings into one so everyone is under the same set of covenants. We are seeking a volunteer to read through all 14 filings and draft one covenant to present to the Board prior to a vote by all residents. This will help out the ACC and be beneficial to everyone who owns property in Top of Skyway.

Annual Meeting Recap

This year's annual meeting was held on April 23 at the Gold Hill Mesa Police Station with 27 residents in attendance. Our three guest speakers were Danny Mientka with SNA Development LLC who presented an update of the S. Nevada Urban Renewal Project; Molly Morris, Horticulture Staff Member with the Colorado Springs Utilities, who discussed Xeriscaping ideas; and Jeremy Taylor, Colorado Springs Fire Department, who spoke about fire safety and mitigating our properties.

President Prince Dunn recapped the Board's accomplishments of the past year which included two newsletters, creation of a TOSHA Operations Manual (see separate article), two slash pickups by the CSFD, the annual picnic on July 23, 2017 and elections of new Board members in December. He also talked about the desire to move forward to assemble a single covenant system and the need for volunteers to serve as Board secretary and website coordinator.

Vice President Barry Placek announced upcoming dates for the slash pickup and picnic.

Jonas Frey, ACC member, talked about the need for more volunteers to help out on the ACC, including an ACC Chairperson. Jonas has been a valuable team player for several years and "retired his hat" in July. A tremendous thank you to Jonas for all he has done on ACC to ensure Top of Skyway continues to be a great place to live.

Treasurer Janet Adessa reported 104 TOSHA members to date and presented the 2017 Treasurer's Report. She also noted the need to publish another neighborhood directory. This is an important task for the website coordinator and other volunteers.

New TOSHA Operations Manual

To assist the transition of the new TOSHA Board, previous vice president Liz Burnett authored this valuable 28-page manual. Liz spent countless hours writing guidelines, procedures, policies and “how-to” documentation, listing annual calendar events to plan, etc. for new Board members, ACC members and block captain supervisor. The addendum includes samples of emails to residents, newsletters, special event flyers, membership forms, street sign posters, etc. It can be updated and passed on to future Board/ACC members. Many thanks to Liz for her dedication and hard work!

COMMON NEIGHBORHOOD COMPLAINTS



Garbage can responsibility...and those bears.

Garbage cans continue to be a neighborhood problem...especially with the 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. If cans are 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.

Garbage cans should not be left outside your garage for any reason unless they are fully bear proofed. Unfortunately local garbage companies do not yet provide these to customers, but they are available for purchase at home improvement stores or on-line.

As a reminder, our covenants clearly state garbage cans are to be placed at the curb the morning of trash day and returned to your garage by the end of the day. Please keep Top of Skyway safe and do your part to keep bears wild.

Parking issues. Overnight on-street parking is prohibited by our covenants. Trailers, RVs and boats are not to be left 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 are to be stored outside the neighborhood in a storage facility or in an RV garage which are attached to a few of our homes. There are exceptions to RVs / trailers if a family member/friend is visiting for a short period of time; please send an email to topofskywayassociation@gmail.com or contact a Board member if you have visitors that wish to park a trailer for a few days so we are aware of the situation.

Vehicles are not allowed to be parked on lawns and cannot block another neighbor's driveway for any reason.

Barking dogs. Persistent barking is very annoying and should not be tolerated. Please show respect to your neighbors by bringing your dog(s) inside if this is going on continuously (more than 10 minutes). If you must leave your dog(s) outside, barking collars work like a charm! Also, please be more conscious if this is occurring late in the evening as many neighbors may be sleeping or working. Thanks to all dog owners for taking action to eliminate Top of Skyway's #1 complaint!

Keep sidewalks clear. With the recent summer storms, yard debris and rocks have been washing over the sidewalks. Please check your sidewalks and sweep away any mess left behind by the 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. Remove snow within 24 hours of snowfall.

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 overnight 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. Plus an open garage is a magnet for criminal activity.

Q&A FROM THE ARCHITECTURAL CONTROL COMMITTEE (ACC)

What is the ACC and is the organization really that active?

Our neighborhood's ACC is tasked with the maintenance of aesthetic standards in our neighborhood, protection of our shared property values, local environmental protections, and the resolution of potential related neighbor disputes. The organization serves as an extension of our HOA and is comprised entirely of volunteer residents. It remains a very active organization and has a legal mandate as defined by 14 separate residential filings with the City of Colorado Springs.

The ACC is primarily concerned with new home construction, correct?

While this has been somewhat true historically, as our neighborhood matures, fewer available plots remain which are candidates for new home construction. This means that the ACC is slowly evolving from a developer/builder focus towards a more service provider for our existing residents.

What types of projects do I need to submit to the ACC for approval?

The ACC approval process is really a great tool for residents and can provide valuable guidance and experience during the planning stages of any exterior project.

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, stucco or stonework

Our family has chosen not to join TOSHA, so we're not subject ACC oversight, correct?

FALSE! All TOS residents, regardless of dues status, are subject to the legal framework that guides the ACC. There is a mistaken assumption that some properties are not subject to ACC oversight because they existed prior to the formation of the TOSHA. This is incorrect. There are 14 covenant filings

legally approved by the City of Colorado Springs and each TOS resident falls under one of these filings. In effect, our covenants are an extension of the City's municipal code.

Our friends on the other side of the subdivision have a certain feature of their home that we like, but the ACC has denied our request to replicate that feature on our home. How can this be?

As mentioned above, all residents are governed by one of 14 filings that comprise our shared covenants. The 14 filings are largely based on geography within the TOS subdivision. While the spirit of the filings is very similar in nature, there are sometimes subtle differences in the 14 that can affect the approval or disapproval process. Staying true to the letter of the law means that any ACC review will be fair and predictable for all neighbors involved.

So how can I determine my home's filing number? In other words, which of the 14 sets of covenants applies to me?

Your individual filing was part of your disclosure packet that you signed when you purchased your home. But residents can always access any parcel's filing via the City Assessor's website at <http://land.elpasoco.com/default.aspx>. Please contact the ACC if you have problems interpreting the site. In addition, the specific wording of all 14 covenant filings can be accessed via the TOSHA website.

Beyond the ACC, is my home governed by any other legal limitations when it comes to exterior projects?

YES! In addition to our covenant guidance and basic residential code, TOS residents are also subject to the Colorado Springs Hillside Overlay Plan which was approved in 1996. The Hillside Overlay defines specific protections for native vegetation and defines acceptable fire mitigation standards with regard to developed areas such as TOS. For example, did you know that under the Hillside Overlay, removal of live scrub oak is specifically prohibited? See exceptions for mitigating and more details on the Hillside Overlay Zone at <https://coloradosprings.gov/planning-and-development/page/hillside-overlay>.



Cedar Planked Salmon w/Emeril's Creole Seasoning

An easy, delicious and a healthy salmon dish for lunch or dinner. For the best flavor, buy fresh, wild caught Atlantic or Norwegian salmon. Salmon steaks work, too. If you don't want to pull out the grill, cook stove top in a large iron skillet with a tablespoon of hot olive oil to start.

salmon fillets, cut into 5 oz. pieces
olive oil
pure maple syrup
untreated cedar planks, soaked 30 minutes in water
Emeril Lagasse's Creole seasoning (recipe follows)

Wash and dry salmon pieces with paper towels. Lightly rub olive oil on both sides and sprinkle/rub in about 1/2 teaspoon Emeril's Creole seasoning on each side. Rest salmon on cedar planks for 30 minutes while you prepare your grill or skillet and side dishes. Grill at 350 degrees, with cover closed, for about 15-20 minutes without turning. Salmon cooks quicker in a hot skillet, turning once, about 6-8 minutes total. Timing depends on how well you want your salmon cooked.

A couple minutes before salmon is done, drizzle about 1 teaspoon of maple syrup over top of each fillet to make a light glaze. Serve with brown rice, quinoa or roasted potatoes and a salad.

Emeril's Creole Seasoning

2-1/2 tbsp paprika
2 tbsp each sea salt, garlic powder
1 tbsp each black pepper, onion powder, cayenne pepper, dried oregano & thyme

Combine all ingredients and store in airtight container.

