

The Peregrine Flier

Please visit us at: www.PeregrineHOA.com

The Peregrine Master Association
P.O. Box 25371, Colorado Springs, CO 80936

Community Updates (Spring 2010)

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What is happening with the City Parks?: As you are aware, the City will not be fully maintaining the Parks in our community, to include Woodmen Valley Park, Marshall Sprague Park and the Blodgett Peak Open Space Trail. The Board of Directors has been working with the City to coordinate a joint maintenance effort to ensure the Parks are kept open, are kept mowed, cleaned and cared for throughout this season. We are still working out the details for mowing, aeration, weed control, edging and other service needs for each Park.

The Association is providing for the port-o-potties placed at Woodmen Valley Park and at the Blodgett Peak parking area. These will remain in place year round for your use. If there is a problem with any unit, please notify Z & R at (719) 594-0506. As a reminder, any vandalism or misuse is our responsibility to repair and/or replace. Please help keep an eye on our restrooms.

The Association has also been providing for the trash removal at each Park, for a total of 7 cans. Currently, these trash cans are being emptied twice a week. Again, we ask for your patience and help in learning and determining the service levels required for each Park. Please let us know if you experience any problems or have suggestions to help service the Parks.

Why should You be concerned with the below notice as a Peregrine Owner? The Board of Directors has expressed their concern that placing 7 homes on this small development will result in a significant negative impact on the "look and feel" of the overall Peregrine neighborhood and a potential negative impact on the existing home values. The starting price for these homes is advertised as starting \$329,000. In addition, this will create a significant parking issue at one of our busiest intersections as the propose to allow parking on the street. Lastly, this development is not part of our Association, and these homeowners will not be part of our HOA and therefore will not have to meet our "Covenants and Standards" and this could result in significantly different and lower standards.

PUBLIC NOTICE

The City of Colorado Springs, Land Use Review Division has received a request by Classic Consulting Engineers & Surveyors, LLC on behalf of The Bebe Group, LLC for a neighborhood meeting to discuss the following development applications:

FILE NO.: CPC PUD 04-00193-AIMJIO — A major amendment to a development plan.

FILE NO.: CPC ZC 10-00024 - A zone change from PUD HS to PUD HS.

FILE NO.: CPC FP 10-00025 - A replat to replat 4 lots into 7 lots.

You are invited to attend a public meeting to hear a presentation and discuss the proposal:

Date and Time: Thursday, May 6, 2010, 6:30 pm

Meeting Location: Fire Station No. 18 - 6830 Hadler View.

The applicant is proposing to amend an existing 4 lot single-family development plan to a 7 lot single-family development plan. The subject property is zoned PUD HS (Planned Unit Development with a hillside overlay), consists of 1.8 acres and is located east of Centennial Boulevard and North of Orchard Valley Road. Written comments will be accepted on the proposal until May 19, 2010. To view this application and documents, visit www.springsgov.com, select "Land Use Review" from the City Agencies drop down list, and click on "LDRS-Plan Search." Type the entire file number, CPC PUD 04-00193-AIMJIO within the "Enter the File Number" field and click on the "Run Query" button. You can view PDF documents by clicking on the links on the left-hand side of the resulting page. Please contact Lisa Valverde at 719-385-5345 for assistance viewing this application.

**Z & R
Property
Management:**

As our managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z & R at Office: 594-0506
Fax: 594-0473.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for Board & ARC correspondence is 6015 Lehman Dr. #205, C/S, CO 80918.

If you need to update any personal information (address, telephone, etc.), please mail that to

**Peregrine HOA
P.O. Box 25371
CSC, 80936**

Emails can be sent to
**Derek@
Zandrmgmt.com**

The emergency pager for non-business hours and weekends is 719-594-0506.

Architectural Review Committee



Any change to the exterior of your home or Lot requires a written submittal to the ARC.

Submittals should be mailed or dropped off at: 6015 Lehman Drive, Suite 205. Emails can be sent to Derek@zandrmgmt.com.

The type and nature of your request will determine the time required to have it reviewed.

It is recommended that all requests include color photographs and/or drawings.

The ARC has 30 days to respond to your request.

More common items that require prior written approval before work begins are: new roofing materials, gutters, painting your home (existing color or changing to new), adding new or additional landscaping, installing replacement windows and play or sports equipment (play sets, trampolines, etc.). If you are unsure if you need to submit an item, please call or email Z & R for assistance.

Yearly Assessments: Are due on January 1st of each year. The dues are \$305.00 per home (with certain exceptions for Sub-Associations and residents of Alpine Glen which pay a secondary fee). A late fee of \$10.00 will be added on the 15th day of each month following the due date. There is a \$30.00 charge on returned checks. Questions can be directed to Kristie McKitterick - Balanced Bookkeeping at 719-593-9811.

Trash: Removal is provided by several companies. Due to problems with high winds and animals, the Board strongly recommends that owners have toters for your service. All trash and recycling containers must have an attached lid and be secured. Ensure all trash is placed outside the day of pick-up. Many of our high wind problems can be avoided by each one of us taking a few simple steps on trash days – here are some ideas that can make us all better neighbors:

- Put out the trash on the morning of the pickup. Not the night before.
- Always use an enclosed garbage can. We have SERIOUS WINDS in Peregrine – a fact that should come as no surprise to any resident. The winds can, and often do, blow over the trashcans and then spread your trash all over neighbor's yards. I don't think any of us like to pick up our neighbors trash or would expect our neighbors to pick up our trash. On windy days, please consider putting your trash in a protected area next to the house (e.g. between the garage doors – in the protected corner). Secure your garbage can top in some manner (e.g. bungee cord, rope or some kind of latching system) to prevent the wind from blowing open the top and spreading your trash. If you have extra trash that won't fit in your garbage cans (like boxes or plastic garbage bags, please make sure that they too are securely closed and are heavy enough not to be blown over or that they are contained some how.

We all want to be good neighbors and we all want to live in a clean neighborhood, so please help out by following these simple suggestions on trash days.



The Board of Directors: Consists of seven (7) homeowners who volunteer their time to serve our community. The Board decides the financial and contractual matters of the Association, reviews homeowner comments, correspondence and complaints and oversees the general day to day operations of the Association. Your representatives are:

Karl Luesse (President) / Maureen Moran (Vice President)
Pam Maier (Secretary) / Terry Robinson (Treasurer)
Diane Groom (Director at Large) / Jeff Thompson (Director at Large)
Lesley Mace (Director at Large)

Annual Neighborhood Garage Sale: Mark your calendar for June 4th & 5th, 2010 from 8:00AM– 3:00PM (Friday & Saturday). These two days are the dates for the Peregrine community garage sale. The Association advertises the event in the Gazette, Woodmen Edition, Craigslist and Springsbargains.



**WELCOME TO OUR
NEW OWNERS
& RESIDENTS!**

PEREGRINEHOA.COM

Is our community website. If you have any suggestions or comments, send them to ~

Derek@Zandrmgmt.com

Owners can sign up through the website to receive updates via email.

Tree Care:

The trees in the Common Areas are taken care of by Mountain High Tree Service. We have roughly forty-one(41) tracts of Common Area land, some is more remote and isolated from the streets. All of our Common Area property is being serviced, to include dead tree removals, deadwood removal and insect control. MHTS also performs needed chemical control for insects and disease.

New update approved for the Community Standards:

The following section on exterior lighting was updated, please review the new version.

“4. Exterior Lighting

ARC approval is required to change or add any exterior lighting fixtures, whether they are structural mounted, flag lighting or ground type landscape lighting. In reviewing lighting requests, the ARC will consider the visibility, style, location, light bulb wattage output and quantity of the light fixtures.

Exterior lighting, with the exception of flag and “tree” lighting must be directed towards the ground and house whereby the light cone stays within the property boundaries and the light source does not cast objectionable glare onto adjacent properties.

Flag lighting and any landscape “upward tree” lighting must be directed upward in such a manner as not to cast objectionable glare onto adjacent properties. Exterior lighting must have a harmonious fit with the home and landscape areas.”

Parking: What is not allowed: “Overnight parking on any public or private street within Peregrine will not be allowed except in areas which may be specifically designated by the Committee. No stripped down, partially wrecked or junk motor vehicles, or sizable part thereof, shall be permitted to be parked anywhere within Peregrine except within fully enclosed garages. No cars or motor vehicles can be worked on for mechanical repairs within Peregrine, except in fully enclosed areas where they are not visible from any adjacent property or street. No junk equipment which is visible to the occupants or users of any street within Peregrine will be allowed. Parking of recreational vehicles (boats, trailers, campers, etc.) is only permitted within fully enclosed structures or within areas specifically designated by the Committee for parking of recreational vehicles.” Note: all forms of trailers are to be stored inside an enclosed garage (small utility, garden, recreational trailers such as those used for ATV or Jet-Ski’s, sail boats, canoe, kayak, etc.).



The times no vehicles can be parked on the street overnight are from 11:00 p.m. to 6:00 a.m.

A junk vehicle is described as any vehicle that is inoperable or not able to be moved under its own power, that has flat tires, broken glass, has expired registration, failure to display the proper license plates, or otherwise damaged to a point where the vehicle cannot be driven or is leaking fluids.

Lawn Care / Landscape Maintenance: All landscaping upon any Lot shall be maintained in a neat, attractive and reasonably maintained condition. The minimum maintenance requirements include scheduled watering, mowing, aeration(s), fertilization(s), edging of grass where it meets concrete or other defined surfaces on the Lot, removal of all weeds and grasses from rock and mulch beds, maintaining edging around all bed areas, refreshing mulch and/or rock and ensuring weed fabric is not showing, pruning of shrubs, any ground cover, trees, scrub oak, etc., the removal and replacement of dead or dying plant material, the elimination of noxious and other weeds and undesirable grasses on the Lot to include the joints at the street and sidewalk areas and removal of any trash/debris.

Any dead trees must be removed within fourteen (14) days. As directed by the Association, any tree replacements should be conducted within thirty (30) days upon notification and any dead shrubbery or sod must be replaced within thirty (30) days unless additional time is granted by the ARC. Any dead material must be shredded on the lot or removed. Tree stakes should be removed after two (2) years of initial planting unless required for high wind assistance and must be actively attached to a tree. Lots with native areas which are not maintained weekly should be monitored and cared for as needed, normally meaning the grasses and weeds will be cut three (3) to four (4) times a year. Any native area that borders a street must be maintained in a neat and attractive condition throughout the year, with the grass being cut back from the curb and/or sidewalk a minimum of five feet (5’), ranging from four inches (4”) to nine inches (9”) in total height.

Lawn Care Company: **Terranomics Landscape Management** is responsible for the mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, sprinkler repairs and snow removal for the common sidewalks in our community. The lawn care is for the “Common Area and Native Areas.” If you see broken sprinkler heads, lines, or any landscape **emergencies** during non-business hours, please call Z & R at 594-0506 for follow-up on repairs.