



Mountain Oaks Homeowners Association (MOHA)

TO: All Mountain Oaks Homeowners Association Members

REGARDING: Newsletter with Update on Xeriscaping, Wildfire Mitigation and Other Issues

DATE: April 26, 2013

Dear MOHA Member,

This is the first Mountain Oaks Homeowner's Association (MOHA) newsletter of the year, but a lot has happened since our annual meeting in December. You elected Drew Alexa to the board. This was Drew's first time serving on the board and we were looking forward to working with him. Unfortunately, Drew resigned in January due to health reasons. Board members selected Mary Ann Creque to fill out board membership. During this period, board members asked me to be the board president.

There are several activities that I'd like to bring you up to date on.

1. Xeriscaping. Roughly 50 percent of your annual dues have been spent on watering grass in common areas, cutting the grass, and maintaining the sprinkler system. With the prospect of water costs continuing to go up, the board has been working on your behalf and in conjunction with several interested homeowners to xeriscape common areas. Our intent is to convert the common areas along Broadmoor Bluffs and Neal Ranch to a tasteful, low maintenance xeriscape look. The sprinklers will be permanently shut off. To do this, the xeriscaping team established a statement of work, received bids, carefully considered the bids, and accepted one. We expect work to start in early May and be completed in a few weeks. We hope you like the improvements, but we also want you and your children to be careful during the work. The following are some details of the project:
 - a. The grass will be removed in the common areas between the sidewalk and street.
 - b. This area will be xeriscaped with a mix of river rock (50% 2"-4" and 50% 4"-8").
 - c. The sprinkler system will be permanently disabled.
 - d. A commercial barrier/liner will be placed under the rock to deter weed growth.
 - e. The top of the rocks should be mostly level with to the height of the sidewalk/curb.

We commend the volunteers who served on the xeriscaping committee (John Haaren, Dee Caldwell, Lee Murphy, and Mary Ann Creque) for their diligence in getting this done.

2. Wildfire Mitigation. The Colorado Springs Fire Department (CSFD) is putting extra emphasis on our area. Amy Sylvester, the CSFD wildfire mitigation representative has said that due to the spacing of our homes, if one home burns, it is likely others will also burn. As a result, we are urgently looking to reduce our fire risk. We recently toured previous wildfire mitigation work done in the natural space on the north side of Odessa and Langley Place. While that work was more

extensive than some of us anticipated, there is still a substantial portion of fuel removal to be done. Amy has sufficient funds in a current grant to work on both tracts A and C, both MOHA common areas. The board is working to allow that work to start the week of 4/29. This will be the first time we know of that Tract C has had any wildfire mitigation work done to it. In addition, Amy is submitting new grant proposals that would allow CSFD to assist homeowners with wildfire mitigation on their properties. There would be no cost to you although we would need some documentation of homeowner time spent on wildfire mitigation. Let us know if you are interested in this service. Please go to the MOHA website <http://www.mountainoakshoa.org> to provide feedback to any of the board members, or use the Contact Us feature.

3. Changes to the covenants. We recognize that the 25 year old covenants represent the image that the community developer wanted the neighborhood to project so that he would be able to sell all the lots. While the existing covenants have been helpful over the years in maintaining the image and property values of the neighborhood, there are several sections of the covenants that are obsolete. We expect to successfully get changes to the covenants accepted by membership this year. While we are making changes, we solicit your thoughts. The MOHA website is where your comments can be shared with board members.

4. Suggestions for saving money. Got an idea for how we can keep common area maintenance costs under control? Let us know what you're thinking.

5. Criminal activities in the surrounding area. It used to be that we were more worried about wildlife; but recently we are experiencing an increased frequency of reports of burglaries and thefts in surrounding Broadmoor Bluffs areas. Please be prudent. Avoid activities that might attract burglars, report suspicious vehicles, and keep an eye out for your neighbor. If you'd like to stay abreast of related developments, please request addition to a Broadmoor Bluffs neighborhood e-mail chain at (speedandspeed@msn.com).

Please contact me or your other board members with questions.

Sincerely,
Chris Tschan
MOHA President