

Welcome to the 31st

Peregrine Annual Membership Meeting

Mount St Francis Auditorium

16 Jan 2019

Agenda

▶ **STATE OF THE ASSOCIATION**

- ▶ President's Report
- ▶ Treasurer's Report
 - ▶ 2018 Financials & 2019 Budget

▶ **2019 BOARD OF DIRECTORS ELECTIONS**

▶ **PARTNER PRESENTATIONS**

- ▶ Peregrine Block Captain Update
- ▶ CSFD Wildfire Mitigation

▶ **2019 PRESENTATIONS**

- ▶ 2019 Safety & Security
- ▶ 2019 Infrastructure & Landscaping Projects
- ▶ 2019 5 Year Plan
- ▶ Peregrine Proud

▶ **ANNOUNCEMENTS**

- ▶ Election Results

▶ **ADJOURNEMENT**

Peregrine @ Tipping Point

The Peregrine
Master Association Inc.



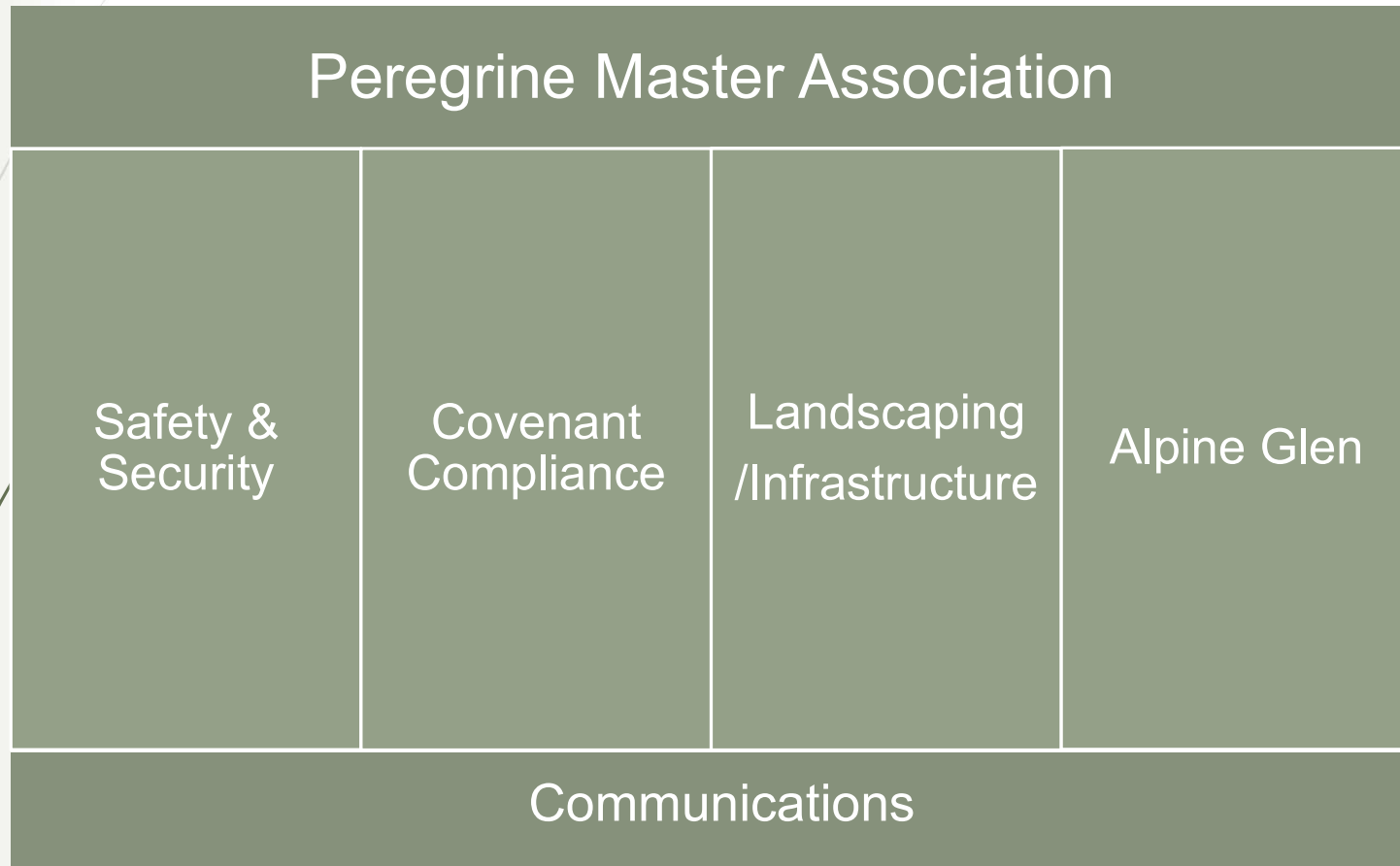
- 30 Year Infrastructure failing
- Monument erosion
- Planting Beds/rock
- Irrigation systems
- Continued decline impacts property values

2018 Transformation not Evolution

- New Board, 4 new Directors out of 7
 - Big shoes to fill
- Restructure Board for individual leadership of focus areas
- Develop committees for key areas
- Increase talent pool by building a strong base of volunteers
- Rebrand Peregrine to:

Premier Mountainside Community

Peregrine Committees





2018 Objectives

➤ Transparency

- Communicate plans, activities & feedback

➤ Rejuvenate

- Infrastructure & Common Areas

➤ Modernize

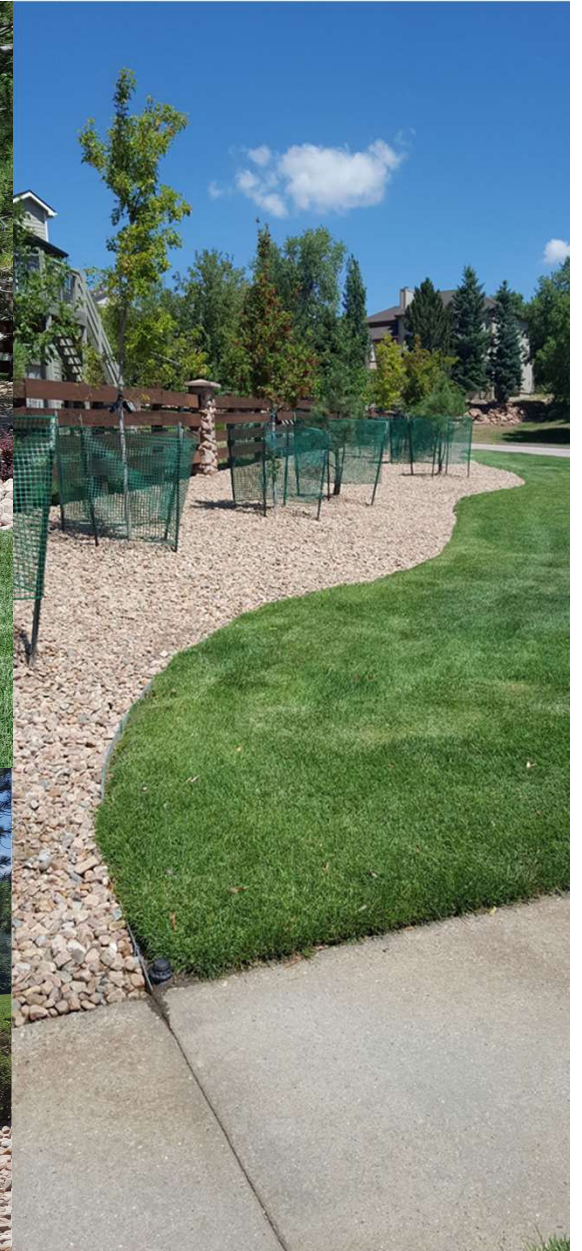
- Systems, processes, budget control & tools
- Oversight - trust but verify

➤ Compliance

- Rules application and process review

Transformation

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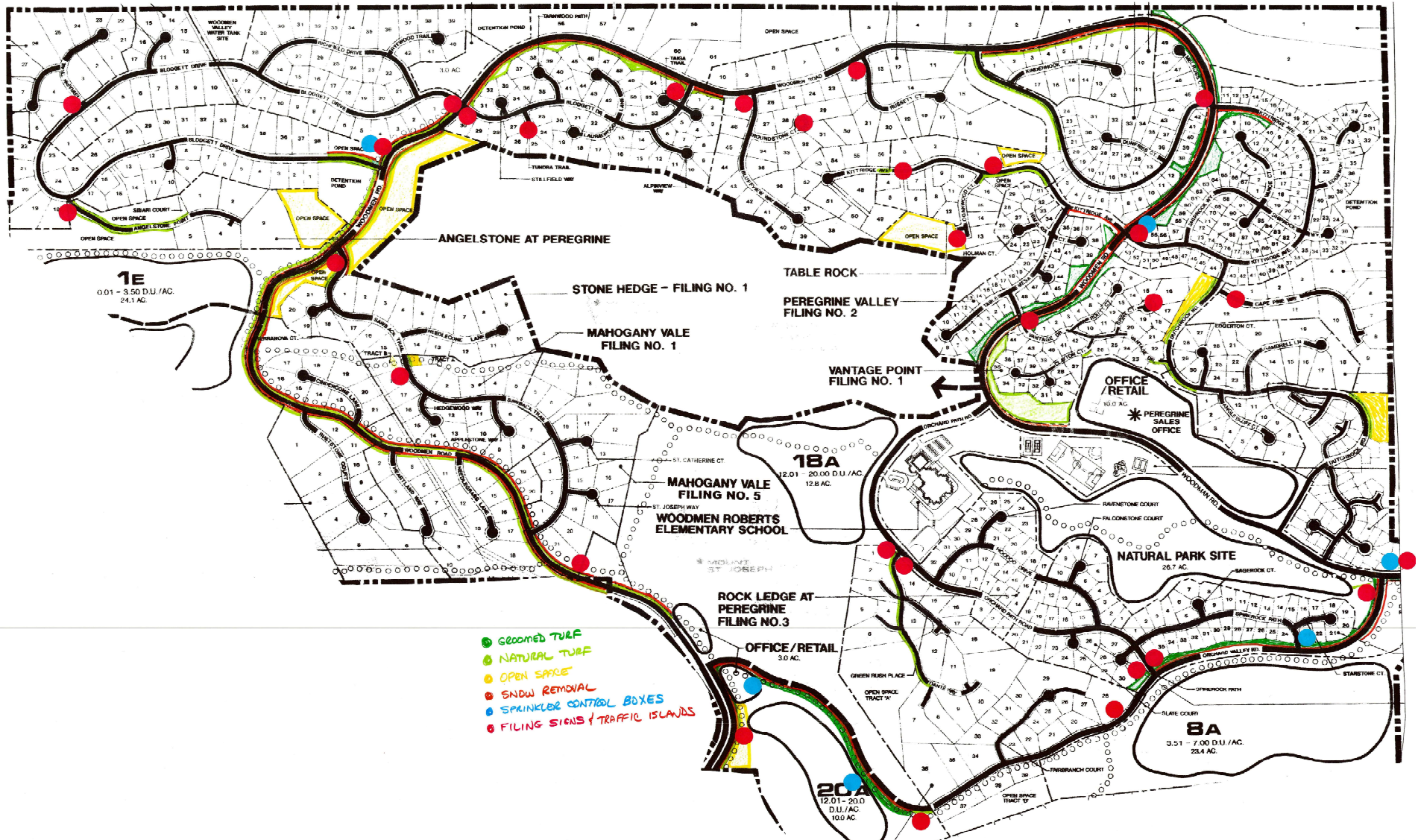


Investment

The Peregrine
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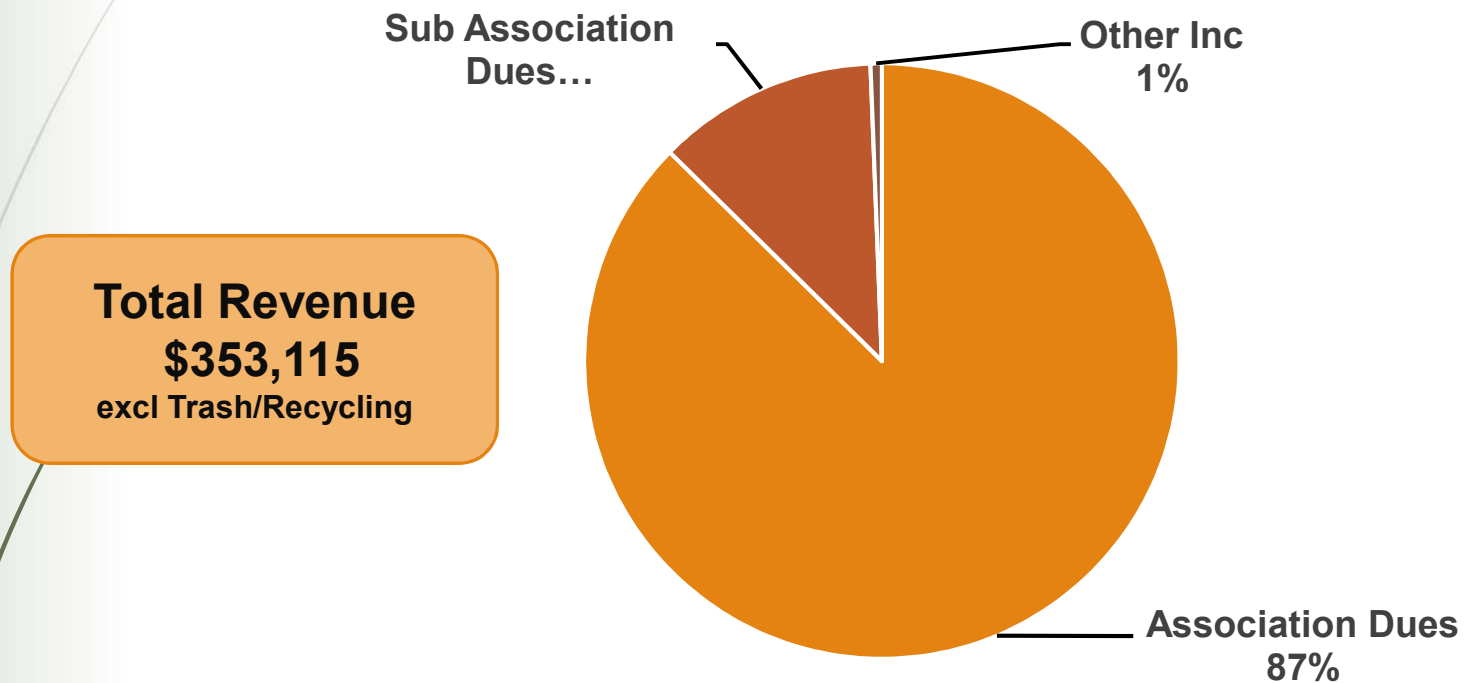
2018 Financials & 2019 Budget

Jim Medley, Treasurer

2018 Financial Results

Operating Income	353,115
Operating Expenses	
Utilities	64,176
Landscaping	60,015
Management	55,700
Admin	51,258
Maintenance & Repairs	31,785
Security	12,789
Community Project/Events	5,168
IT	2,215
Grand Total	283,105
Net Income	70,011

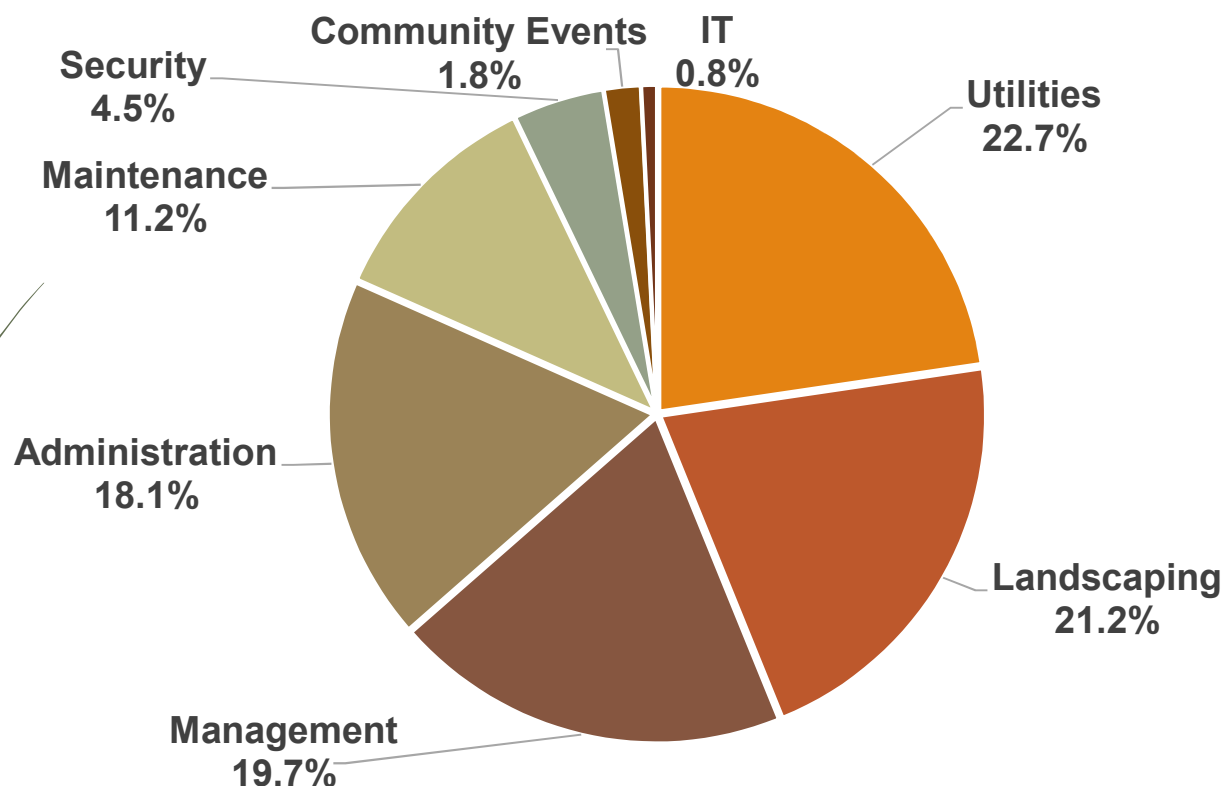
2018 Financial Results – Operating Revenues



* TRASH/RECYCLING FEES ARE A PASS THROUGH

Figures are unaudited

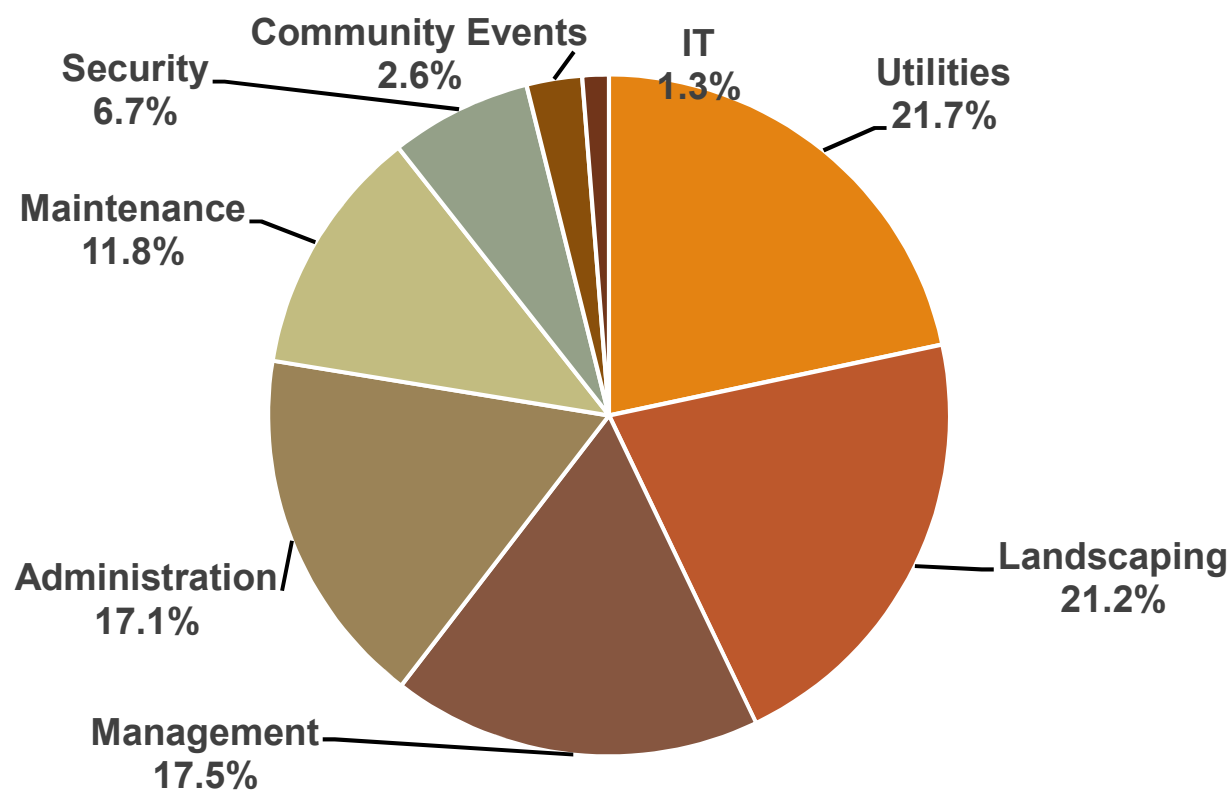
2018 Financial Results - Operating Expenses



*** TRASH/RECYCLING FEES ARE A PASS THROUGH**

Figures are unaudited

2019 Budget Overview



* TRASH/RECYCLING FEES ARE A PASS THROUGH

Board of Directors Elections

2019 Candidates elected by Acclamation:

Michelle McArthur
Kim Sannes



Block Captain Update

Michelle McArthur
on behalf of Carolyn Medley





Block Captains in their Communities

- ▶ Block Captains are your local information hub
 - ▶ Work closely with first responders to ensure residents are quickly informed on issues and kept up to date on resolutions
 - ▶ Listen to neighbors about issues and engage resources as necessary
 - ▶ Build the community by welcoming new neighbors, promoting social events and encouraging local neighborhood events
 - ▶ Championing Neighborhood Watch programs
- ▶ Interested in building the community on your Block?
 - ▶ Invest in quarterly meetings, 2 training sessions with CSPD, and community events

CSFD - Wildfire Mitigation



Jeremy Taylor & Ashley Whitworth
CSFD WildFire Mitigation Program



2019 Safety & Security

Rich Poturalski, S&S Chair





Safety & Security Charter

- ▶ Advise/assist the PMA on safety & security
- ▶ Monitor, assess, review, recommend, and report on specific issues/concerns
- ▶ Maintain an active liaison and focal point with
 - ▶ Colorado Springs Police and Fire Departments
 - ▶ Block Captain Forum/Neighborhood Watch programs
 - ▶ City and community organizations as appropriate

Two Interlocked Programs

Peregrine Aware + **Peregrine Secure**

- ▶ Nine Peregrine Aware Alerts
- ▶ Over 950 Peregrine Secure Door Hangers distributed
- ▶ Two S&S Peregrine Life Articles published
- ▶ First Peregrinehoa.com S&S web page
- ▶ Detailed private patrol “Statement of Services”
- ▶ 3-way stop & Crosswalk at Orchard Valley/W. Woodmen Rd



Coming to Your Neighborhood




Enhanced Security Patrols

- ▶ Expanded patrols: 5 days / week / 2 hour
- ▶ Balanced rolling day/night schedule
- ▶ Improved deterrence: flashing lights / patrol stations
- ▶ GPS enabled patrols
- ▶ Better contract surveillance



Better Communication / Coordination

- ▶ Expanded coordination/information sharing with Block Captain Forum and Neighborhood Watch
- ▶ Web-based Information Dissemination
- ▶ Edenderry - Kittridge Traffic Control



*At the end of the day
nothing beats knowing
you have done all you
can to live in a safe
and secure community.*

Your PMA Safety
& Security Team

Peregrine Proud

2019 Infrastructure & Landscaping



Jim Richards, Secretary &
Landscaping Chair


Rejuvenate - just some of the to do list

The Peregrine
Master Association Inc.





Multi faceted rejuvenation

- ▶ Planned irrigation repairs & replacement
 - ▶ Centralized irrigation control & oversight 
- ▶ Masonry repairs, paint and level select filing signs
- ▶ Scrub & plant beds repair and replanting
- ▶ “Gone with the wind” mulch to rock conversion
- ▶ Turf to rock conversion – xeriscape
- ▶ Winter kill, the perennial challenge
- ▶ Erosion control using rock walls



2019 - 5 Year Planning

Andrew Bird, President

DRAFT 2019 - 2021 Project List – Part 1

	Planned Year	Approved Projects	2019 Project Estimates	2020 Project Estimates	2021 Project Estimates
Irrigation System Repairs					
Raising/Replacing Irrigation Components from Franciscan Way to Melrose	2019		\$11,053		
Common Areas "Landscape Rejuvenation"					
Rejuvenate Entrance and East Side of Orchard Valley Road (Across from 2018 Project)	2019		\$28,000		
Enlarge Beds and Replace Mulch with River Rock	2020			\$8,000	
From Cedar Valley Lane to Entrance of the Sanctuary					
Rejuvenate corners @ upper intersection of Edenderry and W. Woodmen	2019		\$8,000		
Design Xeriscape Beds for Both Corners - Tony Condon					
Rejuvenate Phase III of Orchard Valley	2020			\$30,000	
Common Areas "Mulch to River Rock Conversion"					
Vantage and W. Woodmen, 4 large beds, mulch to rock	2019		\$16,000		
South Entrance of Alpine Glen, mulch to rock	2019		\$8,000		
Upgrade Traffic Island on West Kittridge (Repair Curb and Install River Rock)	2019		\$5,000		
Edenderry and W. Woodmen (Lower intersection), 3 beds, mulch to rock	2020			\$9,000	
Kittridge & W. Woodmen, 2 beds	2020			\$5,000	
Mulch to rock, additional beds between Kittridge and Edenderry west wide of W. Woodmen	2020			\$12,000	
Upper Common Area Rejuvenation					
Install new bench on W. Woodmen facing northeast, overlooking convent	2019		\$2,000		
Install new benches along upper W. Woodmen					\$5,000
Common Area "juniper jungle" improvements					
JJ#1 - Remove Sod & Install 1 1/2" Arkansas Tan Rock	2021				\$13,000
JJ #2 - Install Bench(es) and Incorporate Xeriscape Planting Design w/ Corner Bed	2021				\$20,000

Subject to Approval by PMA Board

DRAFT 2019 - 2021 Project List – Part 2

	Planned Year	Approved Projects	2019 Project Estimates	2020 Project Estimates	2021 Project Estimates
Upgrade Entrances to Peregrine					
Upgrade East Entrance to Peregrine	2019		\$2,500		
Realign bed in front of Peregrine sign, design being done by Tony Condon					
Repair Tops of Both Northvalley Entrance Signs	2019		\$5,000		
Level Small Rockledge Sign at Entrance to Orchard Path	2019		\$500		
Prep and Paint first Talon Ridge Sign just past W. Woodmen-Kittridge/Edenderry Intersection	2019		\$500		
Upgrade West Entrance to Peregrine	2021				\$10,000
Install New Peregrine Entrance Neighborhood Sign near junction of W. Woodmen/Centennial					
Common Areas Erosion Project					
Tracts D, E, G: Above Corner of Edenderry on W. Woodmen (75') Along Sidewalk	2019		\$3,447		
Recommend installation of large boulders, 2 feet high					
Sidewalk below Slope Coming Downhill from Angelstone	2021				\$3,500
Tract A: Blodgett at Cedar Canyon (260')	2021				\$15,000
Tracts A, B, C, D W. Woodmen (215') - Bluffview to Blodgett Drive	2022				
Update 2 Controllers for Alpine Glenn (inside & outside wall)					
WeatherTrak Pro 3 with flow management	2021				\$4,000
Paint & Stain cycle					
Perimeter Fence Wood & Stone Pillar Repairs	2021			\$26,000	
			\$90,000	\$90,000	\$70,500
Additional Projects					
Rejuvenate/Upgrade additional corners/islands as they are identified	TBD				
Talon Ridge, Loganwood, Table Rock Corners/Signs					
Erosion control on Dutchrock	TBD				
Sod Replacement for Winterkill	TBD				

Subject to Approval by PMA Board



Peregrine Proud

Kim Sannes, Director at Large



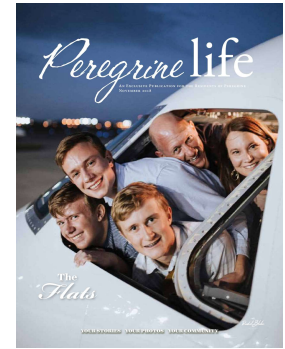
What does Peregrine Proud Mean?

- Peregrine is evolving to the changing demographics, the maturity of our infrastructure, and the demand of sustaining our premier mountainside community
- Having an engaged community is a central focus that drives the Peregrine Way of Life
- The **Peregrine Proud** initiative strives to include all Peregrine residents working together to improve and create community pride in our individual homes, streets, and neighborhoods
 - All Peregrine Master Association members have an equal opportunity to be involved and to influence and shape the future of Peregrine



Peregrine Proud

- Ways to be engaged and make a difference in our community:
 - Friends of Peregrine
 - become a Block Captain
 - write an article for the Peregrine Life magazine
 - volunteer to create or support a community program/event
 - volunteer to be on a committee that interests you
 - help your neighbors with snow shoveling and fire mitigation
 - Run for the Board!



Peregrine Proud

- ▶ Peregrine leaders are constantly working towards better communication, improved security, valued community improvement projects, and well attended special events
- ▶ These are key components to bringing our community together and keeping Peregrine a desirable and special place to live

We Need You

- ▶ By working together, we can inspire each other and preserve the beauty, safety, and value of our properties and neighborhoods



Announcements

► Election Results

2019 Candidates elected by Acclamation:

Michelle McArthur

Kim Sannes

► Adjournment



Thanks for coming – have a great 2019

