

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
July 10, 2019

Mr. Bird called the meeting of the Board of Directors to order at 6:00 p.m. Present were:

Andrew Bird	President
Dane Juarez	Vice President
Jim Richards	Secretary
Michelle McArthur	Director at Large
Jim Medley	Treasurer
Kim Sannes	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping
Excused Absence: Rich Poturalski	Director at Large

Owner's Forum:

It was suggested that once Rule updates are approved, a format be created to show a comparison of the old and new verbiage. It was asked how many members are on the Architectural Review Committee (ARC), what training or guidance they utilize when reviewing requests and why the ARC does not publish meeting minutes. Answers were provided.

Hearing(s):

A hearing was held for 3360 Blodgett Drive with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove weeds on the lot. The owner did respond in writing with a plan for corrective action. A motion was made to place the initial fine in abeyance until August 5, 2019. If compliance is met, no fine will be posted. If compliance is not met, the initial \$100.00 fine will be assessed. Additionally, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 1810 Starstone Court with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to make repairs to the home and have it painted. The owner's representative did respond in writing with a plan for corrective action. A motion was made to place the initial fine in abeyance until August 5, 2019. If compliance is met, no fine will be assessed. If compliance is not met, the initial \$100.00 fine will be assessed. Additionally, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 8235 Loganwood Court with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove dead scrub oak bushes and prune dead material from a front yard tree. The owner did not respond. A motion was made to impose the initial fine and provide a new compliance date of August 5, 2019. If compliance is met, no new fines will be assessed. If compliance is not met, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 2515 Edenderry Drive with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to stain the rear deck fascia. The owner complied and no further action was taken.

A hearing was held for 8335 Bluffview Way with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to replace both garage doors. The owner did respond in writing, however, the doors had not been replaced. A motion was made to assess the initial fine and provide a new compliance date of August 5, 2019. If compliance is met, no new fines will be imposed. If compliance is not met, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 8330 Bluffview Way with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove weeds in rocks and cover exposed irrigation lines and weed fabric. The owner did respond in writing with corrective actions and no further action was taken.

A hearing was held for 4025 W. Woodmen Road with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to prune out dead material from numerous bushes in the front yard. The owner did respond but compliance was not met. A motion was made to assess the initial fine and provide a new compliance date of August 5, 2019. If compliance is met, no new fines will be imposed. If compliance is not met, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

President's Report:

Mr. Bird provided updates on the West Woodmen/Orchard Valley Road rejuvenation project which is receiving resident appreciation. Mr. Bird referred to Mr. Richards for more details.

The City Council has not yet voted on whether to allow Accessory Dwelling Units (ADU) in single-family zoned areas. The issue may be pushed out to 2020. Currently Planned Development Units (PDUs) are not included in the initiative, so Peregrine should not be affected.

It was noted that Mt. St. Francis (Sisters of St. Francis of Perpetual Adoration) is being acquired by the Catholic Health Initiatives (CHI), a non-profit health system. It's been reported CHI plans to transition the property to Centura Health over a 5-year period. Both companies are headquartered in Denver, CO. Additional information is being sought.

The City Parks & Open Spaces is still working to install the new parking lot on the 64-acre Tract above Centennial Blvd. Berms shielding cars from the local properties and parking surface materials are being added. Fencing is delayed due to contractor availability. The new Trail is open to hikers, the parking area should open this month.

The City Traffic Engineering Department is reviewing the speeds in area of W.Woodmen & Orchard Valley with plans to standardize speed limits at 35mph with new signs and replace the oversized stop signs on W.Woodmen at the junction with Orchard Valley Road. A traffic study is currently being contracted for the W.Woodmen/Blodgett Drive area and plans evaluated to paint new traffic lane lines at the crosswalk/3-way stop to guide traffic and reduce speed.

There is no update from CSU for the requested new streetlight at Orchard Valley Road and Centennial Blvd.

The new drone footage is being edited for the website, with captured photos for the September Peregrine Life magazine.

The 3rd and 4th quarter Board meeting dates and associated timelines for Budget and Annual meetings were reviewed.

Secretary's Report:

The June 12th Board of Directors Meeting minutes were approved by an Action Taken Without a Meeting (ATWAM) email vote of 7-0 in favor.

Treasurer's Report:

Mr. Medley provided a review of the Association's financial status. Total assets for June 30th were \$742,060.96, with an operating cash balance of \$348,475.87 and a reserve balance of \$375,014.56. A question and answer period followed regarding Income Statement information. Financial reports were reviewed for Alpine Glen, Angelstone Street and Pere-Green Garden with no notable discrepancies. An update of the Aged Receivables Report was provided with no notable exceptions.

Committee Reports:

Mr. Juarez presented the Covenant Compliance Committee Report (Attachment #1). Suggested updates to the Rules were reviewed: 1) Section IX. Pets - a motion was made to approve the two updates and adding the word "not" to the first bullet, which carried 6-0. 2) Section III, (9), Recreation and Sports Equipment - was placed on hold until August for further committee review. 3) Section VIII, (A and C), Signs & Other Displays - a motion was made to approve the four updates as submitted, which carried 6-0. 4) Section VI, Maintenance, B (1), Owner Responsibility - a motion was made to approve the one update of removing a duplicate verbiage, now only referenced as IV Landscaping Standards, Lawn Care/Landscape Maintenance, which carried 6-0. 5) Section VIII, (D), Signs & Other Displays - Yard Ornaments was placed on hold to the August meeting.

Section IX, Enforcement Procedures, was reviewed with input being provided by all members. Work will continue on this document.

Mr. Richards presented the Landscaping and Infrastructure Committee Report (Attachment #2). An updated handout with planned projects and associated costs for the next 3 years was reviewed. Future reserve expenses are planned to average \$60K for each year of the 3-year plan.

It was noted the Friends of Peregrine Committee (*friends.peregrinehoa@gmail.com*) needs volunteers. The next project will be the walking path restoration behind La Bellezza which is scheduled for August 6th and 7th.

Mr. Bird submitted Mr. Poturski's Safety and Security Committee Report in his absence (Attachment #3).

Mr. Flannagan presented the Alpine Glen (AG) Committee report (Attachment #4). It was noted that due to problems with some of the underground drip lines, new pop-up heads are being installed to water plant material.

Mrs. McArthur presented updates on Cinema in the Park and highlighted the upcoming Turkey Trot event. Pictures for the extremely successful Music in the Park event are posted on the PMA HOA website www.peregrinehoa.com/events-photograph-library/

Mrs. Sannes presented the Communications Committee Report. A handout summarizing the 2019 Peregrine Survey results was presented for review and discussion. Additional topics for discussion included article submission to Peregrine Life, Peregrine Master Association website development/additions, generation of interest and participation in community events and the need to continue improving communication from the HOA to its members.

Manager's Report:

Mr. Patterson reviewed the updated Monthly Activity Spreadsheet which includes owner concerns, ARC approval requests/review times, monthly inspection notices/owner responses, the number of hearings by month, the number of 1st and 2nd violations notices issued each month, homes requesting more time, previous hearing status, new or possible hearings and the extra duty/private security patrol schedules.

The monthly Lawn Care Report was reviewed with no notable exceptions.

The Water Usage Spreadsheet was reviewed. The June water bill was \$8,630.64 less than the June 2018 bill, representing savings we accrued from irrigation repairs and very beneficial rainfall for the month.

Old / New Business:

There being no further business, the meeting was adjourned at 8:40 p.m.

Following the regular monthly meeting, Mr. Bird conducted a Board working session to review the proposed 2020 Budget and discuss the results of the 2019 Peregrine Survey. The working session adjourned at 9:20 p.m.

James L. Richards
Secretary

Covenant Compliance Committee Minutes 6/24/2019

Members in Attendance: Dane Juarez, Beth Harrison, Cindy Lau

Members excused: Steve Garcia

1. The comments and suggested changes to **#9 Recreation and Sports Equipment** voiced by one member of the Board were discussed. It was unanimously agreed to keep the language as submitted. The members agreed that, in order to continue to present a welcoming presence to young families, toys and recreational equipment did not need to be stored completely out of site when not in use.
2. Based on comments by the Board and suggestions by Ms. Harrison edits were made to section **VII Signs and Other Displays**. These edits will be submitted to the Board for approval and sent to those members who were not able to attend.
3. At the suggestion of Ms. Harrison and approval of all attendees, a revised definition of **Yard Ornaments** in the **Signs and Other Displays** section was reviewed and edited. This will be submitted to the Board for approval and sent to those members not in attendance.
4. Due to comments by the Board the verbiage in **IX Pets** from the city's description of noisy dogs was used to describe what is not permitted by pets. In addition, ARC was replaced by Board as the entity that decides what actions are permitted by animals in Peregrine. These edits will be submitted to the Board and sent to those members who were not able to attend.
5. In **IV Landscaping Standards & Guidelines** under Owner Responsibility, Lawn Care/Landscape Maintenance was replaced by referring to section IV Landscape Standards. Since the language is identical in both sections it was unanimously agreed that it was best to have only one section describing the owner's responsibility.

The next meeting will be scheduled in September.

Enforcement Working Group 6/6/2019

Members in Attendance: Dane Juarez, Michelle McArthur, Dan Burich, Carolyn Hatcher, Kim Sannes

The new fine schedule was reviewed and unanimously approved by the working group. All previous edits were unanimously approved by the working group. The new enforcement policy was handed to the Board members at the June 12, 2019 Board meeting. The members were asked to review and comment on the revised Enforcement section in Google Docs before the July Board meeting where these edits and comments will be discussed. The expectation of the working group is that this document will be approved at the July Board meeting.

Dane Juarez
Chair – PMA HOA Covenant Compliance Committee
Vice President

IX. PETS

PC's, Article 1, Section 102 (b)

A. General:

These Rules are necessary for the health, safety, welfare, comfort and property values of The Peregrine Master Association.

- For homes in Peregrine Filings No. 1, No. 2, No. 3 and No. 4, a Supplemental Protective Covenant document states the following: "... except an aggregate of not more than two domesticated dogs or cats (which must be fenced or restrained at all times within the Lot), will be permitted within the Property."
- Outside of the exception noted above, the number of pets allowed per household in all other Filings in the community will be in compliance with the laws of Colorado Springs.
- No pet(s) shall be kept for the purpose of breeding, boarding, or any other commercial purposes.
- No pet shall be permitted to run loose anywhere in the community and must be fenced or restrained by electronic fence controls at all times within the Lot.
Incessant, unreasonable barking, howling, whining or otherwise obnoxious sounds, odors, or disturbances will not be permitted by any pet.
- No animal of any kind shall be permitted which, in the opinion of the **Board** makes an unreasonable amount of noise, odor or is a nuisance.

B. If the Association determines a pet in an unreasonable burden or is a danger to the community because of a bite or attack, excessive barking, wildlife chasing or attacks, noise or other activities, the Association may require the owner of the pet involved to take measures to mitigate or eliminate the problem, including permanent removal of the identified pet from home. If an owner has more than

one dog/pet and the individual dog/pet causing the violation cannot be determined, the owner may be subject to remove of all pets from the home.

X. All pet(s) must be on a physical leash in the hands of the owner or responsible person outside the confines of your Lot. No pet shall be allowed to damage the grass, trees, shrubs, or any other portion of the Common Areas.

Δ. Incessant, unreasonable barking can be disturbing to the peace and quiet of a neighborhood and violates this Rule and both City and County ordinances to harbor such a disturbance. City law dictates it shall be unlawful for any person to own or keep any pet, which by barking, howling, yelping or other utterance disturbs the peace and quiet of the neighborhood (City Law 11-1- 115).

E. No pet shall be permitted to defecate on the common area walks, landscape areas, or elsewhere outside your Lot without it being cleaned up immediately.

B. Owner's Duties:

The owner of any pet shall assume any and all liability for the pet and its compliance with the governing documents. The owner of a pet hereby releases the Association, its agents and representatives, from any claims regarding such pet and shall indemnify and hold the Association, its agents and representatives, harmless from any and all liability for bites,

enforcement of these Standards, injuries, damages, claims or expenses, including without limitation reasonable attorney's fees, relating to the pet. The owner of a pet shall **assure** that it is kept in a clean, quiet and controlled condition. The owner of a pet agrees the Association may revoke the right of the pet owner to keep the pet in the home if there is any infraction of the governing documents and may require immediate removal of that animal.

An owner of a Lot shall advise his guests, occupants or tenants of the governing documents and any future Rules and Regulations, and the owner shall be responsible for compliance by such people, including without limitation, the payment of fines and the removal of any persons dogs or pets from the premises if any violations occur. Any person entering the community shall be deemed to be aware of the governing documents and to agree to comply fully and promptly with these requirements.

III. ARCHITECTURAL REVIEW / COMMON ITEMS

9. Recreation and Sports Equipment

All recreational structures, both permanent and portable, are required to be approved by the ARC for design, size and placement prior to installation. All recreational/sports equipment (i.e., trampolines, portable basketball units, swing sets, portable soccer nets “goals”, etc.) are to be placed so as to minimize its visual impact from adjacent properties.

Recreational equipment should typically be located in rear yard areas and set back a minimum of ten feet (10') from property lines. Consideration shall be given in the location of recreational equipment so as not to create an undue disturbance on neighboring properties. Recreational equipment shall be of predominantly muted, earth tone colors and shall not exceed twelve feet (12') in height at grade unless otherwise approved by the ARC. Recreational equipment or items used for front yard play must be stored **in such a manner that it reduces visibility from the street and neighboring yards as approved by the ARC** when not in use. Portable units require the same approval for placement as permanent units. Pole supports must be black or white in color (or as approved by the ARC on a case by case basis.)

Portable freestanding basketball units may be conditionally approved if reasonably placed for use in the driveway area and be properly stored when not in regular use. All basketball hoop units (portable and permanent mount) must be kept in a serviceable condition at all times and they may not be weighted down with the addition of cinder blocks, sand bags, rocks or other items on top of the base unit. Adding support cable(s) that can be detached quickly are permitted. No unit may be placed in such a manner as to impede or block a sidewalk. Placement in the street or within the right-of-way is a violation of city ordinance and shall not be accepted.

All recreational and sports equipment should be **stored** inside the garage or stored in such a manner that reduces its **visibility** from the street **or neighboring yards as approved by the ARC**. During the winter, units should be stored inside a garage when not in use or placed on the side of the home (laid on the ground).

10. Swimming Pools

The ARC will review requests for swimming pools on a case-by-case basis with consideration given to, but not necessarily limited to, the size of the yard area, property setbacks, impact on neighboring properties and size of pool area. Recognizing the specific requirements of the City of Colorado Springs, the placement of pools on a home site shall be given careful scrutiny by the ARC.

11. Fire Wood Storage

Fire wood must be located in the rear or side yard, not be visible from the street and be neatly stacked. ARC approval is not required for the storage of wood.

VIII. SIGNS & OTHER DISPLAYS

A. For Sale / For Rent Signs

Only one (1) professional temporary sign advertising a property for sale or lease, that is no more than six square feet in size and is conservative in color and style may be installed on the lot without ARC approval. Only one (1) sign per Lot is permitted. At no time shall such signage be installed upon any common area or fencing. No signs shall be placed in the common grass areas, entrance to the community, or any other portion of the community. **However, the common area may have professional temporary signs from Friday noon to the following Monday noon. Open house advertisements are permitted in the front of the subject home and in the common grass areas from Friday noon to the following Monday noon.**

All trade signs, which includes, but are not limited to, landscaping, painting, remodeling, etc., may only be displayed **on the Lot** while work is in progress and must be removed upon completion of the job. The ARC on a case-by-case basis shall consider requests for placement of one (1) additional temporary sign due to unique circumstances. The ARC must approve all other signs, including address numbers and nameplate signs. The ARC on a case-by-case basis will consider lighted signs.

B. Security / Alarm Monitoring Signs

The display of a home security system sign, maximum of two (2), must be placed in the ground within two feet of the exterior of the home, and be close to the front/rear entrance doors. Small window stickers / decals are permitted. Some lots require a monitored fire alarm system or a fire sprinkler system. In addition, fuels management procedures, as defined in Section 105 in Part 1 of Article 4 of Chapter 20 of the City Code shall be required for all lots within Peregrine.

C. Political Signs / Miscellaneous

No forms of political signs may be displayed earlier than forty-five (45) days prior to election day and seven (7) days after the election. The Association permits owners/residents to display a maximum of one (1) sign per candidate or issue, with the sign not to exceed thirty-six by forty-eight inches (3'x4'). No signs are allowed in the Common Areas.

If an Owner has a sign placed on his Lot, please reference the Temporary Sign Ordinance: City Code **7.4.408E**. This code applies to all signage, whether garage sale, homebuilder, Realtor, work at home, etc.

Temporary signs that are posted in the city/public right of way that has a Revocable Permit and an identification decal on the sign should be left where they are unless they pose a traffic hazard. Persons found posting illegal signage can be cited by the city with a penalty of \$35 for each sign in their possession. **Please notify Code Enforcement at 444-7891 to report an illegal sign. A complaint form can be found at www.coloradosprings.gov/neighborhood-services/webform/code-enforcement-complaint-form.**

D. Yard Ornaments

Yard ornaments, including but not limited to, birdbaths, birdhouses, fountains, sculptures, statues, flags and banners, etc. require ARC approval. Location of yard ornaments in the front yard is discouraged.

D. Yard Ornaments

- a) Items such as, but not limited to, inflatable displays, animal figures, birdbaths, birdhouses, fountains, sculptures and statues are considered to be yard ornaments. The ARC shall have sole discretion in determining whether an item is considered to be a yard ornament. The intent of this guideline is to allow Owners to display small, personalized items, that allow individuality, but that do not clutter or detract from the overall aesthetics of the community.
- b) An Owner may place a small number of yard ornaments on their Lot without ARC approval. No more than four (4) ornaments shall be located in the front of a home. The rear yard may have no more than six (6) additional ornaments. Yard ornaments must be of a color, design and appearance that fit the character of the community, as determined by the ARC. Yard ornaments may not exceed 40" in height, width or depth. Ornaments must be maintained in an attractive appearance.
- c) An Owner may request approval to install ornaments that exceed these limits in size and/or number. The ARC will consider these requests on a case-by-case basis.
- d) Approval is not required for the temporary placement of reasonable and tasteful holiday decorations on an Owner's Lot. The Board, at its discretion, may order the removal of any holiday decorations it deems to be too numerous, in poor taste or otherwise objectionable. Holiday decorations (including but not limited to Christmas lights) can be installed no sooner than thirty (30) days before the relevant holiday and must be removed within thirty (30) days after the relevant holiday has ended, weather permitting.
- e) Artificial flowers and plants are permitted when located in containers on porches, decks, patios and other paved areas near the house. The flowers or plants must be seasonal, and realistic in appearance.

IX. ENFORCEMENT PROCEDURES

PC's, Article IV, Section 406

Overview of Enforcement Process for violations (see sections below for details):

- Complaint created: The complaint must be in writing, and may be submitted by any Peregrine homeowner, Board Members, or Property Manager.
- Notice of Violation: The Property Manager will provide property owner with a courtesy reminder letter stating specific violation. If no action to remedy the specific violation has been taken within the prescribed time a second letter will be sent notifying the property owner of a hearing with the Board.
- Hearing Process: See below.

1. Enforcement Procedure. The Board shall not impose fines unless and until the Association has sent or delivered written notice to the Owner and/or violator as provided below.

A. Complaint. Any Owner within the community may send the Association a formal, written complaint via either electronic mail or regular mail of a covenant or rule violation, with as much information as is known. Complaints may also be initiated by the Property Manager, or any member of the Board of Directors or of the Architectural Control Committee. These complaints must also be in writing. Complaints must be independently verified by a Board member or the Property Manager. The Board shall have no obligation to consider oral complaints or anonymous complaints or violations that cannot be verified. The Board shall have the authority to determine whether a written complaint is justified before continuing with the Notice and hearing Procedure.

B. Notice of Alleged Violation. A Notice of Alleged Violation of any provisions of the Declaration, Bylaws, Rules and Regulations, or Resolutions shall be provided in writing to the applicable Owner within two (2) business days following the receipt of a complaint or verification by Property Manager or Board Member of such violation. In the event of a non-Owner (i.e. rental) the Property Manager or Board may also, at its option and if approved by the Owner, provide a copy of such notice to the non-Owner violator. The notice shall describe the nature of the violation and the possible fine that may be imposed, the right to request a hearing before the Board to contest the violation or possible fine, and may further state that the Board may seek to protect its rights as they are specified in the governing legal documents. All notices shall be delivered by messenger, sent by regular mail, or email . A copy may also be sent by certified mail.

C. Request for hearing. If an Owner desires a hearing to challenge or contest any alleged violation and possible fine, or to discuss any mitigating circumstances, the Owner must request such hearing in writing, prior to the next Board meeting. The Owner's address and violation will be added to the agenda. The Owner will also be given the opportunity to submit a written response to the alleged violation. The request for hearing or other written response shall describe the grounds and basis for challenging the alleged violation or the mitigating circumstances. If the Owner has been previously notified of the alleged violation, has not corrected the violation, and may have a fine levied against him/her, a hearing date shall automatically be set for the next Board meeting that does not occur within 14 days of the notification. The Owner shall be notified of the date, time

and place of the hearing by certified mail and email if available. If the owner fails to respond or attend the hearing, the right to a hearing shall be deemed forever waived.

D. Board of Directors to Conduct hearing. The Board shall hear and decide cases set for hearing pursuant to the procedures set forth herein. The Board may appoint an officer or other Owner to act as the Presiding Officer at any of the hearings. The Board shall determine whether a violation exists and impose fines.

E. Conflicts. Any Board member who is incapable of objective and disinterested consideration on any hearing before the Association shall disclose such to the Presiding Officer, as identified at the beginning of the meeting, prior to the hearing on the case, if possible, or, if advance notice is not possible, then such disclosure shall be made at the hearing, and the Board member shall be disqualified from all proceedings with regard to the hearing. If a Board member has initiated the complaint, that Board Member must recuse self from the hearing. If disqualification of any Board member(s) results in an even number of remaining Board members eligible to hear a case, the Presiding Officer may appoint an Association member, in good standing, to serve as a voting member of the hearing board.

F. Hearing. The Presiding Officer may grant continuances for good cause. However, Owners should be aware that the fines may start as of the date of the letter so the delayed hearing may increase the amount of fines. At the beginning of each hearing, the Presiding Officer shall establish a quorum, and then provide the Owner the opportunity to provide information to the Association. The complaining parties and the Owner shall have the right, but not the obligation to be in attendance at the hearing. Each party may present evidence, testimony, and witnesses. The decision of the Board at each hearing shall be based on the matters set forth in the Notice of Alleged Violation and hearing, or Request for hearing, and such evidence as may be presented at the hearing. Unless otherwise determined by the Board of Directors in accordance with the terms of the Colorado Common Interest Ownership Act, all hearings shall be open to attendance by all members of the Association unless the Owner requests to go into executive session. If a complaining party is unable to attend the hearing, he or she may instead submit a letter to the Board explaining the basis of the complaint.

G. Decision. The Board shall determine if there was a violation based upon the information available to it, and if so, assess a fine as set forth in the fine schedule. The Board of Directors shall give written notice by certified mail of said fine to the applicable Owner on the next business day after the hearing. The fine may be assessed as of the date of the notification after verification and after Owner has had the right to contest such fine at the hearing.

2. Fine Schedule.

A. The following fines are guidelines for violation of the provisions of the Declaration, Bylaws, Rules and Regulations and Resolutions of the Association or of any Supplemental Declarations which the Association may enforce:

First violation:	Courtesy reminder letter stating specifics on violation
Second violation:	Warning letter/Notice of hearing
Third and subsequent violations:	A fine schedule as described in this section

Continuing violations shall be considered a separate occurrence for each day it continues after the date of the notice of violation. No fine shall be imposed until after opportunity for a hearing however the fine as described in this Fine Schedule shall start no later than 14 days of the date of the Warning/Hearing letter until such time as the violation is remedied. The Board will use a twelve (12) month timeline when considering violations.

The Board reserves the right to fine for first violations of rules that involve health and safety issues and other violations where a warning may not be deemed necessary by the Board at its reasonable discretion. Additionally, upon prior written notice, the Board reserves the right to levy fines in excess of the above referenced schedule, if the fines set forth in this schedule are not likely to provide effective incentives to induce compliance.

The Board may waive all, or any portion, of the fines if, in its reasonable discretion, such waiver is appropriate under the circumstances. Additionally, the Board may condition waiver of the entire fine, or any portion thereof, upon the violator coming into compliance with the Declaration, Bylaws or rules.

After a hearing, the fines listed below for each area of violation and specific violation within that area, an initial fine shown for that area of violation will be charged. The homeowner will have an additional fourteen (14) days to remedy the violation. If the violation has not been resolved, the fine will increase by fifty percent (50%) every 2 weeks until the violation is resolved.

For example, if a homeowner's trees are blocking a sidewalk the initial fine will be \$35.00. If after, fourteen (14) days the trees are still blocking the sidewalk fine will increase to \$52.50. If after another fourteen (14) days, the trees are still blocking the sidewalk the fine will increase to \$78.75. The fines will continue to increase every fourteen (14) days in the same manner until the trees no longer block the sidewalk.

Fine Schedule

Area of Violation	Associated Fine for Violation	Violation Example
Landscape	\$35.00	<ul style="list-style-type: none">• Trees Blocking Sidewalk• Weeds in Rock Beds/Yard and or dead plants and shrubs• Mullein or Other Noxious Weeds• Dead Turf and or Dead Yard• Exposed or broken irrigation lines and/or exposed edging and/or unused tree stakes
Trees	\$50.00	<ul style="list-style-type: none">• Trees - dead or in need of pruning

Pets	\$35.00	<ul style="list-style-type: none"> • Continuous or excessive barking dogs • Pets running loose
Maintenance	\$75.00	<ul style="list-style-type: none"> • Decks in need of repair • Painting/re-painting • Garage doors/ (i.e., blistering paint, rotting wood, dents) • Driveway in poor condition (i.e., cracks and missing cement) • Building materials, rubbish at side yard or around home
Unapproved structures	\$75.00	<ul style="list-style-type: none"> • Fencing, dog runs, outbuildings, ornamentation, etc.
Vehicles	\$75.00	<ul style="list-style-type: none"> • No current tags/not drivable and/or visible on the property • Commercial TBD • Trailer or recreational vehicles (not Motorhomes) in driveway or street • Parking on landscape
Wildlife	\$25.00	<ul style="list-style-type: none"> • Feeding wildlife
Trash/Recycling	\$25.00	<ul style="list-style-type: none"> • Loose trash/recycling blown from containers

B. All fines shall be due and payable upon notice of the fine and will be late if not paid within 15 days of the date that the Owner is notified of the imposition of the fine. An interest charge of 12% may be invoked, plus a \$10.00 per month late charge. All fines and late charges shall be considered an assessment and may be collected as set forth in the Declaration. Fines shall be in addition to all other remedies available to the Association pursuant to the terms of the Declaration and Colorado law, including the Association's right to collect attorney fees as authorized by Colorado law.

2. Additional Enforcement Rights.

A. Legal Action. The Association, at any time, may pursue legal action against an Owner to enforce the provisions of the Declaration, Bylaws, rules or resolutions without first following the

preceding notice and hearing procedures, if the Board determines that such action is in the Association's best interests. ·

B. Self-help Remedies. The Association or its duly authorized agents shall have the power to enter a Lot to abate or remove, using such force as may be reasonably necessary, any structure, thing or conditions that violates the Declaration, Bylaws or the rules provided, however, the violating Owner or resident is given at least 30 days prior written notice requesting that the violation be removed and abated and that the property restored to substantially the same condition as existed prior to the structure, thing or condition being placed on the property and causing the violation. If the Association exercises its right subject to this paragraph, all costs of self-help, shall be assessed against the Owner's Lot and shall be a lien on the Owner's Lot.

C. Suspension of Right to Vote. The right of an Owner to vote may be suspended at the Board's discretion if the Owner is in violation of the Declaration, Bylaws, Rules and Regulations or Resolutions of the Association. This suspension shall not exceed a period of 60 days.

4. Failure to Enforce. Failure of the Association to enforce the Declaration, Bylaws, rules and resolutions will not be deemed a waiver of the right to do so for any subsequent violations or of the right to enforce any of the above referenced governing documents for the Association.

Landscaping and Infrastructure Committee Report – 1 July 2019

Committee Members: Jim Richards, Jon Gorski, Joan Tucker, Tony Condon, Pam Maier

- The out brief by Colorado Springs Utilities gave us insight on how to proceed with reducing our irrigation expenses. The statement of work (SOW) for this year's major irrigation repair/replace project is being re-accomplished. The revised SOW is due to the Landscape & Infrastructure Committee on 1 July 2019. During the out brief, standardization of the type of sprinkler heads and nozzles to be used in perpetuity was determined. This will help us take advantage of the automated capabilities of our irrigation system.
- Embassy Site Management was the successful bidder on completion of the work around the edges of the city retention pond. The work will be accomplished in three phases. Phase one is complete. Phase two began on 1 July. It is estimated the next two phases will take 2 to 3 weeks.
- ULS has completed work on the mulch to rock conversion at the lower entrance to Alpine Glen.
- The PMA Board approved an unsolicited proposal to pressure wash and apply an industrial coating on the capstones at the entrances of Peregrine and Orchard Valley, the 4-way stop at Vantage and W. Woodmen and the lower intersection of Edenderry and W. Woodmen. This will be accomplished by Embassy Site Management and will be accomplished this summer.
- We are still awaiting a response from a contractor to understand his capability and cost to complete soda blasting on the metal Talon Ridge sign. Once that work is accomplished we'll be able to determine how to complete the repair of the sign.
- The planting of annual flowers in front of the major neighborhood filing signs has been completed. We are waiting for the current plants to bloom in front of the Northlands filing sign at the corner of lower Edenderry and W. Woodmen before determining what can be done to better arrange the plantings in that specific flowerbed.
- Work has begun on the 2020 budget for landscaping and infrastructure.

Jim Richards
Chair, Landscaping and Infrastructure Committee

SAFETY AND SECURITY COMMITTEE REPORT JUNE 29, 2019

The Safety and Security Committee submits the following activity and status report.

Members of the committee include Dan Burich, Lindsay Fenton, Rich Poturski (committee chair), and Warren Peterson.

1. Team Meeting: The committee met via teleconference on June 14. Discussion topics included the inability to deter motor cycle clubs passing through stop signs and the associated excessive noise. According to Dan Burich, a local neighbor witnessed a large group of motorcycles approaching the All-Way Stop at Orchard Valley. One rider entered the intersection and stopped traffic to allow other riders to disregard the stop sign. At this time, the committee has not identified a solution other than possibly increasing CSPD off-duty patrols.
2. Traffic Engineering Status: We are awaiting status on several discussion topics identified during our meeting with Mr. Todd Frisbie, City Traffic Engineering Manager. Ms. Maren McDowell, Citizen Relations and Information Specialist, is pursuing information from the affected city departments. Specific items include:
 - Implementation of street markings (striping) at the 3-way stop at Orchard Valley and W. Woodmen Rd.
 - Reduction of speed limit signage on W. Woodmen
 - Traffic monitoring on upper W. Woodmen Rd near Marshall Sprague Park
 - Possible installation of street lighting at upper Orchard Valley and Centennial/Woodmen intersection (Mr. Ryan Trujillo, Innovation & Sustainability Manager, is working this issue, though no status is yet available.)
3. Survey Analysis: An initial 2019 PMA Survey analysis of responses affecting community safety and security was conducted and submitted to the Board. The analysis suggested two specific areas for budget support for 2020 (1) increasing the patrols and (2) implementing measures to control speeding and motorcycle speeding/noise.
4. Budget Review: The committee reviewed, via email exchange, several budget initiatives for fiscal year 2020. The review suggested the following initiatives:
 - Increasing the number of CSPD off-duty patrols as mentioned above
 - Maintaining the current level of ASI private security patrols with no increase
 - Identification, acquisition and installation of radar speed check signage on W. Woodmen Rd heading down from upper Blodgett Dr.

In addition, the committee reviewed the feasibility and value of an electronic messaging board to display alerts and general information at the east Peregrine entrance. The proposed initiative was not recommended.

5. Safety and Security Watch and Alerts: During the past 30 days, no significant criminal activity or police response was reported on line via the neighborhood crime map or on nextdoor.com. No Peregrine Aware Safety and Security Alerts were issued.
6. Amended Safety and Security Committee Charter and Disclaimer. The amended charter was signed by the Board president at the formal Board meeting on June 12th.

Report submitted by:
Rich Poturski, Chair
Safety and Security Committee

Alpine Glen Committee (AGC) Report – July 2019

- **Self-Help Projects.** Phase II of the planting at the entry of Alpine Glen Drive is planned for July 13. Plants will be procured the week of July 8th. This is a continuation of the project started June 8th.
- **BBQ Update.** The AG BBQ is planned for Saturday, July 13, 2019, 4-8 PM, following the neighborhood Self-Help Project planned for that day. Location is vicinity of the Lemmon's home on Sierra Pine Drive.
- **Newsletter.** The Alpine Glen quarterly newsletter draft is complete. It will be reviewed by the Committee on July 7th with target release July 9th.
- **Budget.** No change from June. Alpine Glen continues to remain on track to execute the 2019 budget as planned. Additional Spring expenditures include assessment/repair of native area drip systems and funding of self-help projects.
- **Wall Stucco Repair.** We anticipate starting stucco repairs on the wall surrounding Alpine Glen the week of July 14th. Embassy Site Management has been selected as the contractor to complete the repair. We are awaiting confirmation that the contract has been completed between the PMA BOD and Embassy.
- **Statement of Work for 2020 Landscaping Contract.** The Alpine Glen SOW has been submitted to the PMA BOD. We'd like to move forward with this by summer end to allow enough time for competitive bids.
- **AGC Document Access.** Detailed minutes of the AGC meetings and associated documents are assessable at https://drive.google.com/drive/folders/1F5J8NegeCoZQizr19_V-yCYlFkZsvMj?usp=sharing
- The next AGC Meeting is scheduled for 6PM, Sunday, July 7, 2019

Harry Flanagan
Alpine Glen Committee Chairman
HDFlanagan@aol.com
719-650-4099

Communications Committee – June 2019

Strategy: 'Community Building'

Communications Committee Activity:

- Survey Respondents 267, closed 21st June
 - Survey charts and comments distributed to Board and Property Manager on 27 June
 - Survey summary and distribution to community to be agreed at July 10 Board mtg
- Mailer Campaign Report – started with 1,013 recipients, ended with 1,014

Date and Event	Unique Opens	Click-Through	Recipients
June 12th, Survey Extended to June 21	351/34.6%	68.6/6.7%	
June 14th, Music in the Park is ON	406/40.1%		1013
June 26th, Music in the Park 2019 Photos	429/42.3%	141/13.9%	1013
June 28th, Peregrine Aware- Construction on Orchard Valley/Woodmen-Festival of Cones	442/48.08% * indicates more interest in Peregrine Aware mailers than general mailers. E.g. Social events have 350-400 followers		1013
July 2nd, 2 Letter Covenant Compliance	555/54.8%		1014

Nextdoor Neighbors/recipients: 1,331

- Peregrine Life Articles:
 - Published July Articles:
 - "It's a Jungle Out There" by Jim Richards: Noxious Weeds and Landscaping Issues
 - "Don't Worry! Be Happy and Safe Too!" by Rich Poturski: Safety Concerns and Tips
 - Upcoming August Articles:
 - Music in the Park, primarily photos from the event – Michelle McArthur
 - Friends of Peregrine promotion/recruitment – Jim Richards/Jim Medley
 - Upcoming September Articles:
 - Aerial Peregrine, photos selected from drone footage – Andrew Bird
- Web development/additions
 - Contact form extended to include Street, Phone, email address & attachment
 - Music in the Park 2019 Photos
- Email Drive – 1,014 start of July
 - Captured additional 19 email addresses in survey.
 - How can we capture more emails?
 - Mailer requesting email addresses for household members with self-addressed envelope?

- How do we provide more information and get more interest in events?
 - Banners: for a short time prior to event in designated areas of Peregrine
 - \$5.00/square ft.: for example -- a 3 x 8 banner, it's approximately \$120
 - We provide artwork/photos and wording--they can design and layout
 - Includes hinged edges and grommets
 - Takes 2-3 days
- Need to continue to respond, in a timely manner (48/72 hours), to residents when they send:
 - emails and/or blog questions/concerns
 - contact form to Board Members (do we check/add emails addresses into database)
 - phone to property manager
 - Process?

Kim Sannes
Communications Committee
Director at Large