

JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION, INC.

Fall 2017

HELLO ACADEMY VIEW NEIGHBORS

Our Neighborhood Watch meeting in June was attended with 12 homes participating. Officer Stein was not able to attend due to other police issues, but we had lots of discussion on how to keep our neighborhood safe. On that note, please watch your speed as there are more children in the neighborhood out and about on their bikes and scooters. Also, now that school has started they will be walking to their bus pickups.

As we approach our winter months, please make an effort to clear your sidewalks after a snow storm as our children have to walk to their bus pickups. Also, a lot of our neighbors like to walk with their dogs and it's not so much fun to walk on snowy and ice sidewalks.

In this newsletter, I am sharing a recipe for an afternoon snack that will go well with your cup of coffee, tea or hot chocolate.

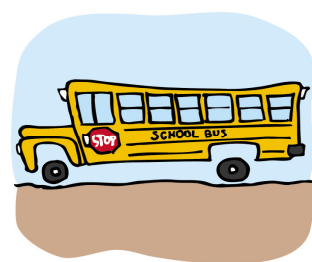
Brownie Muffins:

To make: In a large bowl mix one moist devils food cake mix with a 15 oz can of pure pumpkin until smooth and uniform(batter will be thick). Distribute in a 12 cup muffin pan lined with foil baking cups. Bake at 400 degrees until a toothpick comes out clean, about 20 minutes.

ENJOY!

I hope to continue this newsletter with another one after the holidays. If anyone would like to submit a name for our newsletter you can send it to our HOA or bring it with you to our annual meeting on December 2, 2017. Hope to see you all there!

Shirley Bresciani



Tri View Metropolitan

Over the years there has been confusion on the responsibilities of Jackson Creek Filing #5 versus what TriView is responsible for. The HOA doesn't own any property. Paiute Park, the roads, the trails, road islands, the areas along the streets and all the gray areas on the map (next page) are all TriView's property. There is an elected board of directors that operates TriView and all the areas afore mentioned are under the maintenance of them. The HOA has no jurisdiction over TriView's areas and all concerns must go to TriView 719-488-6868.

I recently called TriView Metro and they suggested I go onto the website, www.colorado.gov/triviewmetro, and I did. When I went on I found lots of good information. The District Policies have policies on how they handle their maintenance. For example, under the Winter Street Standard they give information on which sidewalks that they do snow removal on and how they handle the plowing in a major snow storm. One of the issues we talked about at the annual meeting was snow removal for a common mailbox. That is answered in the policy below:

Mailbox Areas – *Where a common mailbox is on the sidewalk of a residential street, it is the responsibility of the homeowner whose property is adjacent to that sidewalk to shovel the snow at that mailbox. This is keeping in compliance with the Town of Monument of Ordinance 02-2012, 1. 2-6-12. Where a common mailbox is located in a district maintained area, for example at a park, District Personnel will clear the snow from the sidewalk areas adjacent to these mailboxes.*

Every year homeowners call in to ask the HOA to plow the streets or concerns of the lack of plowing. That is all TriView's maintenance and the policy also states which streets will be plowed and the way they handle the different depths of snow. I have received many calls on why they only plow the center lane and push the snow into the driveway. Both of these questions are answered on their website.

They also have a frequently ask question section. If you have concerns please take a moment to read their policies.

See You Later, Summer!

It's that time of year—you've exchanged your swimsuit for sweaters and scarves just in time to roll up your sleeves and prepare your home for cooler weather. As we watch summer fade into the sunset, consider adding the following items to your winterization checklist, and ensure your home is in tip-top shape for the fall and winter seasons.

Update your window treatments. Summer's venetian blinds and sheer curtain panels won't keep the frigid air from creeping in on a cold night. Consider switching to a denser curtain fabric for the winter months to keep your home feeling cozy and keep heating bills low.

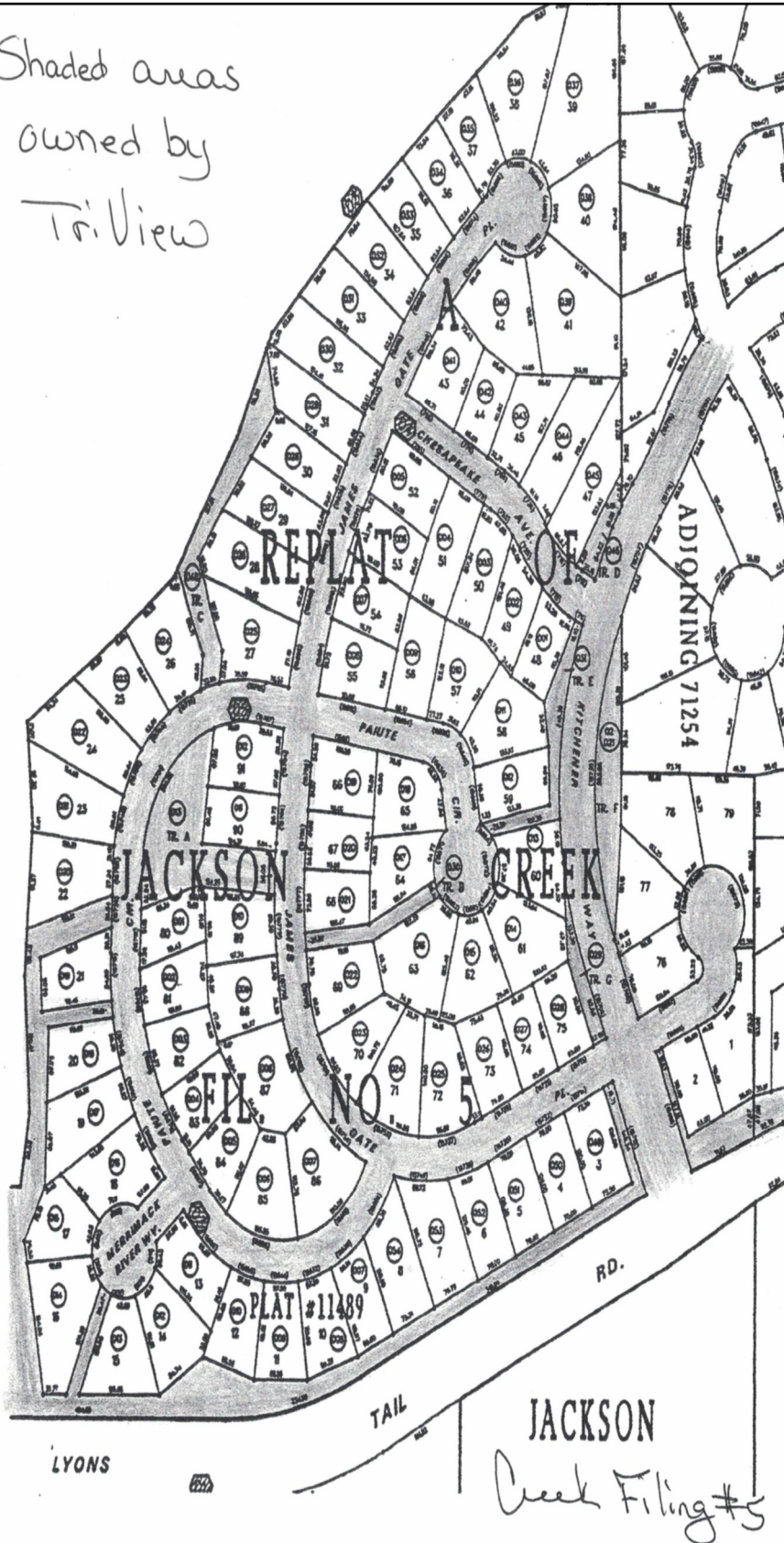
Schedule appliance check-ups. Your HVAC system, air ducts and hot water heater should be checked by a licensed professional to ensure all elements are in good shape for the change in weather—especially if any appliances worked overtime during summer months.

Don't forget the attic. Check for leaks in the roof, possible cracks in attic windows and insufficient insulation. With the help of a licensed professional or advice from your local home improvement store staff, you can shield your attic from harsh weather.

Replace weather stripping. Doors and windows need extra help to hold heat inside your home. Inspect all door and window perimeters for cracks or tears in your current weather stripping. You also can add a second layer of protection with temporary weather stripping applied overtop your existing seals.

Deep clean and declutter. Thoroughly clean your home's nooks and crannies inside and out. Ensure electrical cords, outlets and air vents are dust- and clutter-free; tidy up garages and storage areas; and clear any debris from your home's exterior, especially around vents and drains.

Shaded areas
owned by
TriView



JACKSON CREEK FILING #5
HOMEOWNERS ASSOCIATION,
P.O. Box 26195
COLORADO SPRINGS, CO
80936
ACADEMYVIEWHOA.COM

BALANCED BOOKKEEPING &
COMMUNITY ASSOCIATION
MANAGEMENT
COMMUNITY MANAGER:
KRISTIE MCKITTERICK

P.O. Box 25696
COLORADO SPRINGS, CO 80936

Board Members:

President:

Michele Lashley

Vice President:

Shirley Bresciani

Treasurer:

Steve Scherrer

Secretary:

Tanya Bingham

Member at Large:

Mike Abair

Articles of Corporation:
Recorded: 10-05-04

Bylaws: 10-05-04; Not Recorded

CCR'S
Recorded 10-07-04

El Paso County # 204168887

Jackson Creek HOA #5
PO Box 26195
Colorado Springs, CO 80936

Address Service Requested