

Raven Hills Razzmatazz

Raven Hills Homeowners Association

Volume 3, Issue 1

October, 2008

A Letter From Your President: Brad Keating

Hello Homeowners,

As I begin volunteering as the president of the association, I want to first and foremost thank past president Jim Schaffner and current commons director Bill DeMatte for helping us receive the grant from Firewise. All of the previous board members and many volunteers also helped us to achieve this grant that saves each homeowner approximately \$400. (Please register any volunteer hours on our website.)

Because of this "free pass" which eliminates a huge debt for all of us, I feel it is this board's responsibility to set up future boards so they do not have to deal with this type of problem. My major goal is to have a reasonable

budget for future boards with rewritten covenants that can be enforced with all the new laws that have been put in place during the last 38 years since they were written.

We have listened to the many opinions that have been expressed about what our HOA should look like in the future. By the next annual meeting, the Board will present a general budget and new covenants that will set the tone for future boards. Barring any major catastrophes, I do not see a need for any assessments or dues increases this next year.

Thanks to computers and our own website, the HOA members and the Board have an opportunity for better communication than ever before. Here are the

ways we can communicate:

- *Newsletter every few months
- *Bi-monthly board meeting that are open to everyone.
- *Annual May Meeting
- *Signs posted around the neighborhood announcing upcoming events.
- *RHHA website: (www.ravenhillshoa.com)

There are some GREAT benefits to the website. When the board wants to send something out fast, we can send to all the e-mails on the list. We can save money and send the newsletter electronically. To be on the e-mail list, go to "contact us" on the website, send an e-mail to "webmaster" stating that you want on the e-mail list. That's it. If you have a complaint, suggestion, or even a compliment, go to "contact us" and send to (continued on page 3)

Annual Picnic is Celebrated By HOA Members

September 14th was a perfect day for a picnic! The array of food was spectacular. Everyone brought his or her own special recipe and there was plenty of food for seconds....and even thirds. Dishes included Indian ap-

petizers, a large variety of salads, and enough desserts to satisfy every sweet tooth.

More than 100 residents came to the community park to enjoy visiting with long time residents and to meet

new friends.

Headed by Janet Richards, the social committee Susan Clark, Dawn Nash, Carrie Fuller, Annie MacFarlane, and Sherry Shattuck spent hours planning and preparing for this event.

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**Be sure
to vote on
November
4th**

Board of Directors:

President: Brad Keating

599-4040

Vice President: Al Wile

528-8126

Interim Treasurer: John Fuller

599-5199

Commons: Bill DeMatte

594-6413

Covenants: Shirley Lehman

598-1836

Secretary: Kathy McBride

598-4654

MEET YOUR ACC REPRESENTATIVE: THERESA BOULTER

After 16 years of volunteering for your ACC, Theresa Boulter is the covenants expert. She's seen it all. And she's said yes just as often as possible.

Bruce and Theresa moved to Raven Hills from the Black Forest in 1992. They chose this area because it seemed so friendly and pleasant when they visited with friends on Mikado Lane.

During the first annual HOA meeting that she attended, Theresa saw that the ACC needed help. She volunteered. Little did she know that then President Sam Hallenbeck would give her a call informing her that she was the new President of the Architectural Control Committee and to pick up the paperwork from Jean Corbin!

Theresa is the mother of an AAHS senior and an

eighth grader at Eagleview Middle School. She's very active with "Moms in Touch." This is a group that gathers once a week to pray for the students and staffs at each of her children's schools.

The biggest change that Theresa has noticed over the years that she has lived in Raven Hills is the freedom and responsibility of each homeowner to act as caretaker of the common areas. "I appreciate the opportunities to get with my neighbors to work/clean/clear our area, and witness the difference that it makes! The maturing foliage has increased the beauty of the area."

Theresa says that the goal of the ACC is to provide a solution to any ACC problem that everyone can live with. And she'd like everyone to know that she works with a wonderful team!

ACC

**Theresa Boulter
590-8913**

**Diana Fruh
292-0911**

**Jim Mikulecky
598-7339**

**Roxanne Smith
590-7152**

**Greg Wood
593-7152**

**Tom Walters
684-6766**

CHIPPER NEWS

There has been confusion regarding how the "free" curbside chipping works. We've had two chipper dates per year in the past. We will now get one chipper date for the calendar year. We are now scheduled for April 27, 2009.

An additional chipper date

has been scheduled by the HOA for October 25, 2008. This chipper run will NOT be a curbside pickup. You may drop off your items in designated areas. Your chipperable items must be in the drop off area by early morning on the 25th. (Drop off locations are listed on page 3.)

ACC REMINDERS FOR EVERYONE

Always contact a member of the Architectural Control Committee before making any changes.

The Architectural Control Committee would like to remind everyone about the correct procedures for making any changes to your home.

*Prior to beginning an exterior project which includes but is not limited to: painting, landscaping,

fence construction, mailboxes repair/replacement, new construction, exterior lighting, roof replacement, dish installation, concrete replacement; the homeowner must submit a detailed written request to the ACC. Forms can be obtained from any ACC mem-

ber or at : www.ravenhillshoa.com/architecture.html.

The ACC has thirty (30) days after the date of submission to approve or disapprove all plans. Over 90% of all requests are approved in one week.

FIREWISE UPDATE

Say hello to your neighbors! For many of us this year's FEMA fire mitigation efforts have literally opened up the community and we can see our neighbors a little better than some may have expected. Please stop over and say hello to your neighbors for the first time or take the opportunity to rekindle some old friendships. Thanks to Andrew Nottbohn, Christine Randal,

Chris Barth and their work crews for making this possible.

This effort goes a long way toward getting us back to even, however it does not solve our problem going forward. The Board is actively putting together a budget of yearly costs for fire mitigation. This should put us in a better position to go forward.

Over the past two years,

two separate efforts by the local Boy Scouts have cleaned up nearly three acres and have saved the community thousands of dollars. Going forward we'll involve the Boy Scouts on a regular basis. It's a mutually beneficial arrangement.

Fire mitigation is now back in our hands. Go to our website (www.ravenhillshoa.com) and log in any hours or dollars spent working on reduc-

already been reported for 2007 and 2008. These hours and dollars need to be reported for our FEMA matching grant.

COMMONS UPDATE

Continuing with our successful efforts of community involvement and cost-cutting measures, several new initiatives were started this year. Most notable were cutting the landscaping contract and water to the community park. We've benefited from a very dry year and have kept mowing

and watering costs at a minimum.

The Mikado Commons area has benefited from the leadership of Roxanna Smith and Theresa Boulter who have been instrumental in improving and keeping the Mikado Commons looking awesome. Using these

"grass roots" efforts as an example, similar efforts for the Anchoria Park and the Community Park will be pursued. Volunteers will be needed for annual park clean-up and bi-weekly mowings. Cost-benefit analysis will be made regarding purchased or rental equipment for these events.

Soon to be available on our website:

- ◆ Classifieds
- ◆ Business Directory
- ◆ Event Announcement
- ◆ Community Review and Recommendation of Service Providers
- ◆ Neighborhood Watch
- ◆ Community News

CHECK IT OUT!

Credit Bill DeMatte for making it possible.

Thanks to the social committee for a great picnic!

CHIPPER DROP OFF LOCATIONS

These locations will be used on October 25, 2008:

- | | | |
|--|--|--|
| 1. 185 Mikado Drive W. (turnaround circle) | 5. Between 130 and 160 Mikado Drive E. | 10. Between 125 and 145 Anchoria Way |
| 2. Between 105 and 35 Mikado Drive W. | 6. Between 230 and 250 Rockrimmon Blvd. | 11. Open space near 7010 Buckhorn Circle |
| 3. Between 6980 and 6985 Mikado Lane | 7. Between 110 and 150 Raven Hills Road. | 12. Between 78 and 80 Raven Hills Ct. |
| 4. Between 20 and 40 Gold Coin Court | 8. Between 7020 and 7005 Raven Hills Place | 13. Between 4 and 113 Raven Hills Ct. |
| | 9. Between 97 and 99 Raven Hills Ct. | |

NO CURBSIDE PICKUP

Continued from page one: any board member and we will and we will address at the next board meeting.

You can also register to be on the site. This allows you to post classifieds and submit content. Under "log in," press "register" and fill out the info. This will help keep out anyone not in our association.



**Raven Hills Homeowners
Association**

RHHOA
P.O. Box 50016
Colorado Springs, Colorado
80949

E-mail:

rhhoamail@gmail.com

We're on the web!

Find us at:

www.ravenhillshoa.com

**Chipper date: October 25
See inside for details!**

BOARD MEMBER UNABLE TO SERVE

Dear Board Members,

Unfortunately because of personal concerns I will no longer be able to continue on the Board. This letter is my official resignation of my position.

Conrad Smith's complete letter is on record as an official part of the August 2008 board minutes.

In his letter he expressed concern about the disunity of the community. He feels that the Board and the community are on the right track and that was the

reason that he chose to be on the board. He wrote that there are many great things that have occurred with the community and we have much to be grateful for. Conrad believes in the HOA and its importance to keeping property values high by requiring ACC approval and enforcing the covenants. "This has kept the neighborhood looking great for as old as it is."


Conrad noted that we have experienced some major bumps in the road this last year and is hopeful that as an organization we

can get past these.

It was with regret that the Board accepted Conrad's resignation. The entire Raven Hills community wishes him well.

We are appreciative of Conrad's efforts in composing the mission statement.

Former board member John Fuller has agreed to serve as interim treasurer for the organization. John held the office during his previous terms on the Homeowners Board.



Proposed Mission:

To improve communication between board members and homeowners in a way that will build community and good neighbors; to protect and maintain our common areas so that all residents can enjoy this great asset; and, finally to ensure that our covenants protect and enhance our property values and make Raven Hills a beautiful community.

(Thanks to Conrad Smith for this mission statement.)