



BENT TREE NEWSLETTER

BTPOA Newsletter * Volume 1, Number 1, March 1990

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FIRST NEWSLETTER FOR BENT TREE

In an effort to keep the residents of the Bent Tree Subdivision of Monument, Colorado informed of any new developments or issues concerning their property, the Bent Tree Property Owners' Association (BTPOA) Board of Directors have elected to initiate the publication of a newsletter. This newsletter will, at present, be published "as needed", when important issues arise.

It is the goal of this publication to provide a forum of communication between the residents and the BTPOA during the interim between BTPOA annual meetings. If you have pertinent information, questions, or comments that would be of interest to other Bent Tree residents, please submit them in writing to any of the following individuals:

Steve Fuhrmann - BTPOA Board of Directors President, 17740 Merryhill Ct., 488-0544.

Wayne Hallgren - Vice President, 17845 Barrington Ct., 481-3160.

John Jones - Secretary/Treasurer
Jan Jones - Newsletter Editor, 17715 Radbourne Ct., 481-4855.

Your comments, questions, etc., may be submitted anonymously, if you deem it necessary. Since this publication is in its infancy, your comments and suggestions would be greatly appreciated in developing the newsletter's format and purpose. It is our hope that the newsletter will remain informal and friendly as well as informational and helpful to our residents.

Thank you for your cooperation and assistance with this endeavor.

Jan C.J. Jones, Editor

Commentary expressed within this publication is not necessarily the opinion shared by any member of the BTPOA Board of directors or editors of this publication.

Name the Newsletter Contest

Be the first on your block to name this publication. We are looking for a few good names for this newsletter. Turn in your title suggestions to any BTPOA Board member or to Jan Jones, addresses and phone numbers are listed in the introduction. The Board of Directors will vote on the suggested titles and will announce the decision following their next Directors' meeting. Any Bent Tree resident is eligible to win. The Board of Directors will determine the prize appropriate for the winner's age. If duplicate winning titles are submitted, date of submittance will determine the winner.

NEIGHBORHOOD THEMES by Steve Fuhrmann

Those of you at the BTPOA annual meeting may remember we decided to continue the the two seasonal themes: holiday wreaths and U.S. flags, both for the mailboxes. We also decided these are enough neighborhood themes. The BTPOA is providing, free of charge, small (12" X 18") U.S. flags and simple mounting brackets. Many were distributed last July. The plentiful appearance of U.S. flags on mailboxes last Independence Day and Labor Day looked pretty spiffy! If you want a flag, stop by Steve and Lola Fuhrmann's place at 17740 Merryhill Court. Please remember proper flag decorum: bring it in daily at dusk. In addition to these two neighborhood themes sponsored by the BTPOA, several people are decorating their mailboxes with potted flowers. What a touch of class!



WITHERING WREATHS

Please take down the wreath on your mailbox if it's turning brown. Don't wait for Fuhrmann to do it this year. If you leave the two little screws used to attach the wire(s), next year's installation of the wreath will be quicker.

HOMEOWNER'S IN ACTION as submitted by Arrowwood Development Corporation

Despite occasional pleas of "independence", "over-organization", etc., we know from experience that an effective homeowners association is the only way to assure community surveillance and action against vandalism, littering, firearms, cutting or transplanting of trees, "woodchies", shooting or stealing of dogs, etc. Often the El Paso County Sheriff is too busy to respond quickly enough to calls. Maintenance of street and entrance signs must be assumed by homeowners at some point, and someone must be responsible to notice when signs become shabby, to do something about it, and to be reimbursed for the expense by owners whose property values are affected. The only workable long-term solution has proven to be an effective, cooperative homeowners association. (see Homeowner p. 2)

TREE TRIVIA

1. How many houses are there in Bent Tree?
2. What is the population of Bent Tree?
3. Where is *THE* "Bent Tree"?
(Answers on Page 2)

(HOMEOWNER) Therefore, when you are contacted for meetings or to pay nominal fees, we encourage you to attend and be a contributing member of the community for your own good and for the value of the land.

SUMMARY OF BENT TREE PROTECTIVE COVENANTS

This condensed version of the Bent Tree Protective Covenants is provided as a refresher and quick reference for current residents. By no means is the following intended to replace the formal "Declaration of Protective Covenants"; rather, we hope it will "highlight" those covenants especially applicable to the Bent Tree homeowner. Please keep in mind what we are trying to do...preserve Bent Tree as a premium quality residential area, "cadillac", if you will !!

- The Architectural Control Committee (ACC) must approve, in writing, any changes to the natural environment of lots. This applies both to new construction and to subsequent changes, additions, repainting and major repairs or renovations. Included are the following: (See paragraph [9] of the "Declaration of Protective Covenants")

- Buildings, structures, walls, gates, windbreaks, swimming pools, flagpoles, windmills, pump houses, water tanks, and exterior lighting. Basketball hoops fall in this "catch-all" category. [9E(1)]

- Driveways [9E(9)]

- Fencing [9E(11a)]

- Antennas. Prominent visible antennas are prohibited - attic antennas are encouraged. Satellite dish antennas may be used only in areas where they will be unobtrusive, and must be painted or screened to blend in with the natural environment.

[9E(11b)]

- Mailboxes and their support structures. Colored plastic or metal newspaper boxes are not permitted. [9E(10)]

- Owners are responsible for clearing away accumulations of brush, stumps, trash, or other materials which may constitute a fire hazard or render a lot unsightly. Neat stacks of firewood are okay. [10]

- Please DO NOT be a nuisance to the neighborhood! In most instances this is simply a matter of courtesy to your neighbors. However, several specific areas are addressed:

- Noise pollution -- please do something about your dog, if this is a problem. The use of trailbikes, minibikes, motorcycles, snowmobiles, etc., is limited to county roads and going to and from residences. No discharging of firearms or hunting is allowed. [14]

- No commercial businesses or trades shall be carried on upon any tract. [2 and 14]

- Keep garbage or trash containers concealed. No trash, litter, junk, equipment, boxes or other such items should be visible from other tracts or public streets.

- All signs displayed must be first approved in writing by the Declarant (Arrowood Development Corporation) or the ACC. The covenant says "all" signs...please comply! [16]

-Exterior clotheslines are prohibited, unless screened from everyone's view. [18]

-Vehicles are to be habitually parked in a closed garage. This includes the vehicles you regularly use. Recreation vehicles, to include travel trailer, horse trailers, campers, boats or a motor home and various

equipment may be kept in an organized manner to the rear of a house if not readily visible from public streets or from others within the subdivision. Using an ACC-approved garage or fencing to screen such vehicles is recommended [3 and 19]

- No livestock of any kind, neither temporary nor permanent, is allowed. [21A]

- Dogs are not permitted to run loose. Kennels for the commercial raising, breeding and boarding of animals are prohibited. [21B]

- Lots are to remain in their natural states except for lawn and garden (not to exceed 2000 ft) and clearing of rubbish. [4 and 10]

WHEN IN DOUBT, REFER TO THE COMPLETE SET OF COVENANTS. IF STILL UNSURE, ASK A MEMBER OF THE BOARD OF DIRECTORS FOR AN "INTERPRETATION". The "bottom lines"...

PLEASE BE THOUGHTFUL OF THOSE AROUND YOU!

PRESERVE THE PROPERTY VALUE AND APPEARANCE THAT ATTRACTED YOU TO BENT TREE!

(Approved February 1990, Bent Tree Property Owners' Association Board of Directors)

TREE TRIVIA ANSWERS

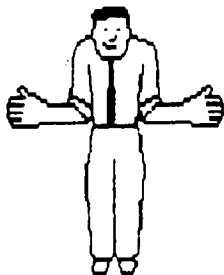
1. At this time, there are 32 occupied homes with 3 under construction.
2. There are 61 adults plus 44 dependents (children and seniors) for a total of 105...but we are growing.
3. There appears to be no official "Bent Tree" in Bent Tree. However, there are many marvelous specimen waiting to claim the title.

MORE TREES, DIFFERENT TREES

As rural property and homeowners, we are eligible to buy baby trees from the Colorado State Forest Service. The prices are quite reasonable to the point of being quite economical. If you want to learn more about this, call the Forest Service at 687-2921. Trees are sold on a first come, first serve basis, so contact the Forest Service as soon as possible. Quite a variety of trees and shrubs, both evergreen and deciduous, are offered. Adding various colors, textures, heights, etc., will increase the beauty of Bent Tree as well as your property values. Reforestation, erosion control, and wild life habitat will be aided by the addition of any planting efforts made by the homeowners.

STREET LIGHT IDEA SWITCHED OFF by Steve Fuhmann, President, BTPOA Board of Directors

The BTPOA Board of Directors considered a suggestion that an attractive, low-impact, street or tree light be installed at the southwest corner of Scottswood Drive and Pebble Creek Court (lot 59, the Miller's). Three of the four nearest residents answered a resounding "NO!" (We didn't even contract the fourth). Additionally, other property owners aware of the discussion offered their opinions: "No street lights. We like Bent Tree more natural. This isn't a city subdivision. I moved here because I liked what I saw, don't mess it up! House lights are plenty." (etc.) Fear not! We'll drop it [the street light idea] like a hot potatoe. No street lights.



COMMON CENTS

Leaving your garage doors open can increase your heating bills this winter, signal would-be burglars of your absence, and create ill-feelings from your neighbors. Keep your garage doors closed to save money, save your belongings, save your friendships, and maintain the neighborhoods appearance and value. As another incentive to close those doors, mice, squirrels, and other destructive pests are always looking for a warmer, drier place to call home. Help to keep the wildlife in the woods by closing up the largest entrance to civilization...your garage.

the **CAVEAT CAVALIER**

(Part One)

Today we find our noble knight riding his sturdy steed through the forests of Bent Tree, praising all the property owners who have so courageously upheld the laws of the land by adhering to the covenants therein. His heart is pounding with excitement as he inspects all that surrounds him. His mission is to forewarn the righteous of the possibility of their inadvertently violating the covenants of the realm. Our knight has spotted several potential situations for citation. Vehicles which should be routinely stored within the landowner's fortification (garage) are left unattended within sight. Large vehicles of leisure (recreational vehicles) are present and unhidden as well. Upon closer inspection, our knight has found trash and garbage

receptacles left overnight allowing the wild beastes to feast, unbridled. The Caveat Cavalier will make an attempt to rectify these problems by this written, yet general, notification. He knows that no one wishes to receive the official "Letter of Violation". Let all guilty parties be advised of these well-wished warnings so that they can remain safe and undisturbed. The noble Cavalier will continue his quest through time for the good of the people and the value of the land.



NEW ARRIVALS

Welcome to **Buster and Bonnie Shepard**, new residents in Bent Tree II, Lot #101.

Congratulations to **Tony and DeeAnn Smith** (Barrington Ct) upon the birth of their new daughter, **Rachel Christine**, born February 17th. Rachel and her Mom are doing well. Rachel favors her Mom....thank goodness.

Welcome to **Dian and Don Cram** along with their daughter, **Megan**. The Crams will be moving from Seattle within the next couple of months as their home is being completed in Bent Tree II, Lot #90 (Regal Glen).

Welcome to our new neighbors on Merryhill Court, **Diane and Scott French**. (Lot #9)

If you have any news or messages to share with the rest of Bent Tree, please submit them to Jan Jones (481-4855) as soon as possible. Once this newsletter is published on a routine/regular basis, announcements will become more timely.



What Your Dues Do

by John Jones,
Sec./Treas., BTPOA
Board of Directors

There have been some questions concerning our BTPOA annual dues. The following information comes from the BTPOA bylaws [Article 8] and the Declaration of Protective Covenants [Article 7 & Article 25, Sect. B & C].

Basically, an annual fee of \$50 per lot is due January 1st. The amount may be adjusted on an annual basis with a majority vote of the "then" members.

The bylaws state [Article 8c] "Payment of dues and assessments to the Association, and cooperation with Association decisions and policies is a mandatory commitment which runs with property purchase and ownership. Periodic dues and/or assessments shall be required which must be promptly paid. The Association shall have a lien against all lots the owners of which are delinquent in payment of dues and assessments levied by the Association, where such dues and assessments are in arrears by thirty (30) days or more." New owners of previously owned lots and homes are automatic members of the

BTPOA and are subject to its covenants and dues.

The money is kept in a United Bank money market account from which periodic disbursements are made. Current balance is \$9,521. The annual treasurer's report outlines the basic expenditures which consist of such things as, forestry costs, trees for landscaping, electricity for entrance signs, administration, professional services, and grounds maintenance.

A separate trust fund at United Bank is kept for legal costs and other expenses for enforcing covenants. Current balance is \$10,404. Matching fees of \$50 (each) are paid by purchaser and declarant at the time of closing for each lot and deposited in the trust fund. Money may be transferred to the BTPOA treasury for certain expenses but not depleted to the extent that insufficient funds are available to enforce covenants. So far, we have made no disbursements from this fund...a very nice tradition to try to continue.

The BTPOA Board of

Directors appreciate the prompt payment of dues from the majority of its members...and we thank you for your support.

Volunteers Needed

Calling Middle and High School Students (or Anyone Else)! It would be nice to have a page listing political representatives of our neighborhood. What comes to mind are the names, addresses and telephone numbers of our representatives at the national, state, and county levels. Such a handout would be nice to include in a welcome package (we're assembling) for new residents, since many arrivals are from out-of-state. Do we have any volunteers who would like to gather the data, and perhaps type it in an attractive handout? Please call Steve Fuhrmann at 488-0544.



Courtesy - This request applies only to Merryhill Court residents and is no way official. Let's depart Merryhill Court, at night, using our low beam headlights so the light doesn't shine into the Loeffler's living room window (950 Scottswood Dr). How's that for Neighbory Courtesy?



Neighborhood Watch

Don Terry, 17765 Merryhill Court (lot 15), has agreed to lead an effort to see if we want to have a Neighborhood Watch. He'll be making necessary arrangements with the County Sheriff's Department. But it's up to us as a group, not up to one person, whether or not we want Neighborhood Watch. Be watching your mail for additional info. Thanks for taking the lead, Don!

Fire District Classification Improved by an evaluation by ISO Commercial Risk Services, Inc. (Denver). As of December 15, 1989, our fire district classification has moved from a protection Class 10 to Class 9. This improvement may reduce your property insurance premium. Check with your insurer.

*Have
a Happy
Easter !*