



The Bent Tree Log

The Bent Tree Property
Owners' Association
Newsletter

April-May 2003

Volume 14 Number 1

BOARD ACTIVITIES

The Bent Tree Property Owners Association (BTPOA) Board of Directors meets on the second Sunday of the first month of each quarter. Meetings are open to all residents and property owners of the community. Meeting location is determined by the known number of participants expected to attend. All interested members can contact any Board member for particular time and location; concerns and issues can then be included on the agenda. Your Board of Directors are:

- John Heiser – President
- Bob Grieser – Vice President
- Jerry Wagner – Secretary
- Ken Blutt – Treasurer



Since the last edition of this newsletter, the Board has met on January 12th and April 13th.

A Board of Directors vacancy continues to exist. The *Colorado Common Interest Ownership Act 38-33* (which governs Home Owner's Associations), specifically, Article 33.3 states that an "executive board may fill vacancies in its membership for the unexpired portion of any term." Filling this position has become a priority, as two present positions come up for election this fall. Therefore, the Board is looking for qualified and willing candidates to serve in this capacity (see page 6).

The Architectural Control Committee News appears on page 2. Bent Tree has only 45 "buildable" lots remaining in the community.

Due to the continuing "drought" conditions, our Beautification and Trails Committee has been weighing the merits of plants/trees/watering vs. "natural" habitat for Bent Tree entrance maintenance. Water/water delivery is the "big" issue. New landscaping, at this time, is not likely.

The Covenant Compliance Committee (CCC) has been quite active since recent reorganization (see page 3).

The BTPOA Engineering Committee, with Ladd International, Inc., has completed the detention pond inspections, noting several items needing correction (mostly "clean-up"). Work is in progress. The necessity of the "detention ponds" is addressed in an article on page 5.

Due to dry weather conditions in 2002, the Forestry Committee's spraying did not happen. Letters (with survey card) went out this spring to all residents and owners, summarizing the concerns of the Association. In spite of the recent precipitation, we still are facing "drought" conditions and our attentions need to address these issues.

Bent Tree now has its' own web-site. Steve Fuhrmann is our "webmaster". All postings on the site are for informational purposes only. (See page 2)

At January's Board meeting, the 2003 BTPOA Budget was approved as follows:

Annual Meeting Expense	\$ 300
Beautification Committee	8,520
Covenant Compliance	250
Flood Control	1,000
Forestry Committee	1,500
Insurance	4,000
Legal	1,000
Newsletter / Directory	1,550
Neighborhood Watch/Security	100
Welcoming Committee	500
Water Augmentation *	5,210
TOTAL	\$ 23,930

* The "water augmentation" budget is a projected estimate. The Board is working on reaching an "equitable share proration" with the Great Divide Water Company. (See page 2)

The BTPOA annual meeting is set for September 21, 2003 (see page 6). Mark your calendars.

Bylaw and Covenant Review Committee Update

By John Heiser

Based on some issues raised in connection with the 2002 Annual Meeting, the Bent Tree Property Owners' Association Board of Directors formed a committee to review the association's bylaws and covenants to see if any changes should be proposed. All changes require approval by a vote of Bent Tree property owners.

The first meeting of the committee was held May 14th. A number of issues were discussed including the scheduling of the annual meeting, the relationship between the ACC and the association, establishing the Covenant Compliance Committee as a standing committee of the association, and property owner approval of the annual budget.

The next meeting of the Bylaw and Covenant Review Committee will be held Tuesday, June 10th at Bob and Ellen Hostetler's house, 17215 Colonial Park Drive. Any Bent Tree property owner is welcome to attend.

For more information, please contact me at 488-9031 or j.heiser@ieee.org

Water Augmentation – Your Dues at Work



By Ken Blutt, Water Augmentation

This year, the Great Divide Water Company, our water provider, started a fund to replace the deep wells if untimely costs are incurred to repair or replace the current deep wells. Bent Tree, as 48% share holder of Great Divide and the association generating the largest requirement of augmented water, has the lion's share of the costs, but also the largest voice on how the plan is executed.

Bent Tree's prorated share in 2003 to the operation of Great Divide and to the reserve fund was \$12,240. This entire amount can be funded without increasing our normal annual dues.

Our water rights are vested in our shares of Great Divide Water Company. By court decree, we are required to augment for our individual wells – and that is the reason the Bent Tree residents are required to belong to the Bent Tree Property Owners Association. Should we fail to protect our water rights in the deep well, we could loose our right to pump from our individual wells.

Architectural Control Committee (ACC) News



Construction Update: With about 80% of Bent Tree currently built, housing starts are down to a minimum. Since September 30, 2002, there have been six new home starts and six additional garage approvals.

In conjunction with the City of Colorado Springs ruling, the ACC has approved the use of Class A fire rated super heavyweight, triple laminated premium asphalt shingles such as Elk Premium, GAF Grand Canyon, Malarkey, and Presidential in all areas of Bent Tree, whether for new construction or re-roofing. As you know, in Bent Tree I, II, and III, shake shingles were previously allowed. But based on the City's ruling this past January, shake shingles are banned on new construction and any re-roof greater than 25%.

And if you have spring fever and plan to do any home remodeling, adding a garage, building a fence, or changing your roof, please contact a member of the ACC for approval. The ACC Committee: Joyce Blutt, 559-0557, Mark Warren 487-8497 or Steve Stannard 487-1878.

Bent Tree On The



by Steve Fuhmann

Our web site features a few items that you might find useful. Ever heard of Woodberry? You're living on it, as you would learn in the "About Bent Tree" section of the web site.

Have a concern and don't know who to present it to? Look us up in Bent Tree Contacts. Wondering how you could serve the neighborhood? Scan a brief description of the committees.

Received a notice from the Covenant Compliance Committee and want to read the covenants? See Declarations of Protective Covenants summaries, full text, and "handy-dandy" guide to whichever of the three versions applies to you.

Does nature interest you? See Chuck Loeffler's great series, "The Nature of Bent", in "The Bent Tree Log".

Need a Bent Tree Family Directory? Open the Microsoft Excel spreadsheet directory in "Meet Your Neighbors" (which, incidentally, we've updated twice since the publishing of the paper directory in December).

Do you like facts such as the elevation of the Palmer Divide or how many lots in Bent Tree? Browse through "About Bent Tree".

These features and a few more are available to you at: www.neighborhoodlink.com/elpasocounty/benttree-co (without the quotation marks). Check it out!

Effective with the mailing of this issue of the Bent Tree Log, we will change the password on the phone directory from 12345bt to Woodberry. The directory is "password protected" so that only those on the mailing list for the Bent Tree Log have access.

Contact your web coordinator, Steve Fuhmann, with suggestions for the Bent Tree Web Site at 488-0544, or sfuhmann@earthlink.net.



Covenant Compliance Summary: 2002-2003

By Chuck Loeffler, Chairman
Bent Tree Covenant Compliance Committee

It has been close to one year since the resurrection of the Bent Tree Covenant Compliance Committee (CCC). As some of you may recall, monitoring and enforcement of compliance with our community covenants was nearly nonexistent in early 2002, and there were a number of ongoing violations occurring at that time. After the forming of a new committee, which now has 10 members, we began the effort to contact property owners who were not in compliance with covenants, and to increase awareness of covenants among all property owners in order to improve the compliance rate. We feel we've made good progress in the past year, and Bent Tree is looking more like the premier neighborhood we all bought in to.

Since about the middle of last summer (2002) the committee has sent out a total of 37 notifications regarding observed or reported covenant violations. Of these, 32 (about 86%) have been resolved, while 5 are still pending resolution. Best of all, there have been no instances, thus far, that required any formal legal action or litigation to get them resolved. The majority of property owners respond to the notifications in a timely manner, and correct the violation promptly. The committee hopes that those receiving notices will view them in a positive manner, and recognize they are meant as a polite inquiry about an observed or reported deviation from the covenants. Prompt and courteous responses to such notifications, and timely action to correct covenant violations are greatly appreciated by the CCC and everyone's neighbors.

So, what are the most ignored covenants? By far the most frequently violated covenants are those pertaining to the parking of vehicles outside, and the storage of trailers and/or other equipment and materials in outdoor locations which are visible from public roads and/or other residents' homes. Of the 37 notices sent out in the past year, 24 (about 65%) were for these reasons. Yes, the Bent Tree Covenants are pretty strict regarding the parking of vehicles outside, but the Bent Tree Property Owners Association (BTPOA) has a fairly flexible and reasonable approach to enforcement when it comes to the issue of vehicles parked outdoors. Although the wording of the covenants says that, "No vehicles shall be stored or parked within the subdivision except in a closed garage", the BTPOA realizes that there are times and situations which necessitate temporary or short-term parking of vehicles outdoors. For example, when one has visitors. In cases where a vehicle will be parked out for more than a couple of days, we ask only that the property owner contacts the CCC to make us aware of the situation, so we will not send you a notification. However, we do expect such situations to be temporary, and if they go on for an unreasonable length of time, corrective action will need to be taken.

The balance of complaints/violations for which notifications were sent out during the past year were:

Riding of trail bikes, ATVs, etc.	2	Materials or debris stored on lot	4
Barking dog(s)	1	Garage habitually left open	1
Dogs running loose	2	Construction/landscape related issues	2

In summary, the areas that need the most attention in regard to improving covenant compliance in Bent Tree are (1) the parking of vehicles and trailers outdoors, and (2) the storage of equipment and/or leaving of materials or debris on the lot.

If you have never read through the Bent Tree Protective Covenants, please take the time to do so. We know that it's pretty tedious reading, but it's something all property owners should be familiar with, as it is something you agreed to abide by at the time you bought your property in Bent Tree. The covenants are not carved in stone, and if enough property owners feel that something needs to be changed, it can be done in accordance with the procedures outlined in the covenants. If you need a copy of the Bent Tree Covenants for the filing in which your lot is located, you can find the covenants on-line at www.neighborhoodlink.com/elpasocounty/benttree-co, or contact me (Chuck Loeffler) or any of the CCC members, and we will provide you with a hard copy.

In general, the vast majority of Bent Tree property owners have done well in complying with most of the covenants most of the time, and your cooperation and thoughtfulness is appreciated by your neighbors. Thanks for your continued help and cooperation in maintaining the high quality and value of our properties and community.

Fire District Update



By John Heiser

Bent Tree lies within the Tri-Lakes Fire Protection District. The Tri-Lakes district has automatic mutual aid agreements with the surrounding districts. In the event of a fire in our area, in addition to a response from the Tri-Lakes district, equipment and personnel are dispatched from the Black Forest Fire Protection District, the Donald Wescott Fire Protection District that serves Gleneagle and the surrounding area, the Palmer Lake Volunteer Fire Department, and the Woodmoor-Monument Fire Protection District.

Two controversial issues are the proposed expansion of Tri-Lakes Station 2 and potential merger of some of the local fire districts.

Tri-Lakes Fire Station 2

The Tri-Lakes district has two fire stations. The main station, Station 1, is located west of I-25 in Monument on Highway 105 near the bowling alley. Station 2 is located adjacent to Bent Tree IV on Roller Coaster Road near Highway 105. Since Station 2 was built in 1982, it has been used for training and equipment storage. Now the Tri-Lakes district is moving ahead with plans to expand Station 2. A two-story fire station with a total of 6,576 square feet is proposed to replace the existing 1,800-square-foot metal equipment shed on the 0.367-acre site. The expanded station will house four full-time resident firefighters plus additional paid and volunteer staff. The total cost is estimated to be \$881,200.

At a hearing April 15th, the El Paso County Planning Commission voted 5-4 to approve the expanded station. Some Bent Tree property owners objected to the project saying the building is too big for the lot, is too close to their houses, other alternatives were not adequately considered, and the architectural style of the structure is inconsistent with the area. Planning commissioner Steve Sery added that there is a working group looking at the potential merger of Tri-Lakes area fire districts. He said, "I would like to hear from the other districts that this location really makes sense." The principal arguments in favor of the project were that emergency response time in the eastern portion of the Tri-Lakes district needs to be improved and alternative sites would be too expensive. A number of changes were made to the architecture of the building in an effort to resolve some of the concerns of the neighbors.

A hearing before the El Paso Board of County Commissioners will be held May 22nd. If the project is approved at that hearing, the station is scheduled to be operational by the summer of 2004.

Fire District Merger

In June 2002, the Emergency Services Education and Consulting Group (ESECG) completed their report entitled *Regional Fire Protection Feasibility for the Tri-Lakes Area*. The Town of Palmer Lake, the Town of Monument's Heritage Grant project, and the Tri-Lakes and Woodmoor-Monument fire protection districts jointly funded the study. In its report, ESECG recommended a series of steps leading to increased alignment and coordination and potential merger of the existing fire protection districts.

To implement the recommendations of the study, a fire protection district merger joint working group (JWG) was formed consisting of two representatives each from the Tri-Lakes district, the Woodmoor-Monument district, the Palmer Lake department, and the Donald Wescott district. Over the past year, the JWG held a series of meetings. When a vote was taken April 22nd, the Town of Palmer Lake and the Woodmoor-Monument district favored pursuing a full legal merger of some of the districts and the Tri-Lakes and Wescott districts favored forming a fire authority. A fire authority is a separate legal body with a board of directors made up of representatives from each of the constituent districts. A fire authority formalizes coordination but does not have taxing powers or the ability to impose its decisions on the constituent districts. Unlike merger, formation of a fire authority does not require a vote of residents.

No further meetings of the JWG are currently scheduled. The Tri-Lakes and Wescott districts are pursuing formation of a fire authority overseeing their two districts. The Town of Palmer Lake and the Woodmoor-Monument district are waiting to see what comes of the efforts of the Tri-Lakes and Wescott districts.

For more information on these or other fire district issues, please contact me at 488-9031 or j.heiser@ieee.org

Love Your Septic System

by Steve Fuhrmann

That's right. Treat that septic system with tender, loving care and get years/decades of trouble-free service. We have just pumped our tank a couple months ago. I had pushed the interval back to 3½ years since the last pumping and still had a healthy tank that really didn't need pumping yet. We'll try 4 years the next time even though the published guideline is 1 to 3 years. How do we do it? Lola and I follow a few simple guidelines provided by the original installers and the septic service specialists.



- Keep grease from going down the drain. Instead, pour it off into a can and wipe pans with paper towels.
- Keep food solids from going down the

drain. ALWAYS use the strainer at the kitchen sink.

- Avoid letting toxic and hazardous chemicals get into a drain. Paints, cleaners, bleach, caustic drain openers, and mouth-wash kill the enzymes and bacteria that keep a septic system alive and vital.
- Keep non-biodegradable materials from going down the drain. Enzymes and bacteria cannot process coffee grounds, sanitary napkins, and cat litter.
- Have the septic tank pumped out by a reputable waste hauler on a regular basis.
- Keep the water absorption area as dry as possible (not hard around here lately!). Practice water conservation indoors and keep the absorption area mowed and somewhat sunny.
- Do not allow heavy vehicles to drive over any sewer or septic components.

DETENTION PONDS

(Drainage easements)

Bob Grieser
Engineering Committee

Detention ponds are located in Bent Tree III and IV.

"Construction of the detention areas was required by the County to reduce the possibility that storm water runoff from Bent Tree might damage downstream properties. Maintenance of these areas is the legal responsibility of the Bent Tree Property Owners Association.

In Bent Tree III, a large detention area is located on lots 158,159 and 161. Additional drainage easements exist on lots 146,157 and 181.

In Bent Tree IV, detention ponds are located on the following lots.

- | | |
|-----|---|
| 199 | 222 (pond adjacent to Roller Coaster Rd.) |
| 204 | 229 (pond adjacent to Queensmeer Dr.) |
| 206 | 230 (pond adjacent to Queensmeer Dr.) |
| 211 | 234 (pond adjacent to Roller Coaster Rd.) |
| 213 | 235 (pond adjacent to Roller Coaster Rd.) |
| 216 | 243 (pond adjacent to Queensmeer Dr.) |
| 217 | 245 (pond adjacent to Queensmeer Dr.) |
| | 251 (pond adjacent to Queensmeer Dr.) |

Following is an excerpt taken from section 8H of the Bent Tree III Covenants. Section 9 of the Bent Tree IV covenants also addresses this issue.

No structures, landscaping or other materials shall be placed or permitted to remain within any easement area which may rechannel, obstruct or retard the flow of water to the detention areas. The easement area of each lot and any structure on it shall be maintained by the owner of said lot except for the detention structure which shall be the responsibility of BTPOA to inspect and maintain. Approaches to the structure if ever severely eroded by water would also be repaired by said BTPOA. Said structures and easement area shall also be used for water augmentation purposes and the Declarant (the BTPOA) and their successors and assigns reserve the right to enter upon said easements periodically for purposes of inspection, maintenance and repairs.

Quick Facts...re: the Ips Beetle

Ips is a common group of bark beetles that infests pine and spruce trees.

Ips beetles rarely attack healthy trees. Most problems with Ips occur to newly transplanted pines or when plants are under stress.

Insecticides are used as drenching preventive sprays on the trunks and larger branches and need to be applied prior to infestation.

Insecticides used to prevent Ips include either permethrin or carbaryl (Sevin) as the active ingredient. Follow the manufacturer's recommendation for the proper rate for treatment.



IMPORTANT NOTICE

Bent Tree Annual Meeting

WHERE: Woodmoor Barn (1691 Woodmoor Dr.)
The Barn is located 0.8 miles north of Hwy 105 on the east side of Woodmoor Dr. across from Lewis - Palmer Middle School.

WHEN: September 13, 2003 at 2PM

Partial agenda:

1. Election of three board members
2. Three open committee chair positions
 - a. Forestry Committee
 - b. Welcoming Committee
 - c. Neighborhood Watch
3. Update on the water augmentation capital expense fund
4. Results of bylaw and covenant review

Anyone interested in any of the above listed positions please call John Heiser at 488-9031

VANDALISM

We're having continuing problems with vandalism in Bent Tree. The primary targets appear to be decorative lighting at driveway entries. Most appear to be done late at night when there is little or no chance of being caught. Spring seems to be the worst time of year for this.

Call the El Paso county sheriff at 390-5555 to report these incidences, particularly if a suspect is involved or for any other suspicious activity. El Paso county sheriff also has a Vandalism Hotline at 520-7111. It is manned Monday-Friday from 8AM to 4PM. Voice mail is available at all other times. The frequency that the Hotline number is used would dictate any increase in patrols in our area.

Bent Tree Financial Report

By Ken Blutt, Treasurer

The 2003 dues collection is just about wrapped up. Dues have been paid with only a small number of late fees imposed. Currently, we have two unpaid property owners; one being a property under contract for sale, and dues will be collected at the closing. A significant portion of our 2003 budget of just under \$24,000 will go for Water Augmentation.

If you have questions or comments regarding this newsletter please contact Jerry Wagner, Editor, (719) 487-2898, Wagner968@aol.com



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