



HOMEOWNERS' ASSOCIATION NEWSLETTER

VOLUME 6, ISSUE 2
PUBLISHED QUARTERLY
APRIL 2006
INSIDE THIS ISSUE:
Spring is right around the Corner
By Mary Ellen White
Is a Permit Required?
By Mary Ellen White
FIRE SAFETY for parents and babysitters
Reprinted from a Colorado Springs Fire Department Brochure
Meet the New Board
Newsletter Volunteers
Contributing Writers
Mary Ellen White
Editor
Mary Ellen White
Production
John Lory
Printing
COPY IT - Carefree
3301 N. Academy Blvd.
Greg Thompson -
Manager
550-1078
www.copyitonline.com
cs1@copyitonline.com

Spring is right around the corner

Spring is when our enthusiasm for home improvement is at its peak. Creating curb appeal is a great Spring endeavor that gets us outside after the long winter.

Curb appeal – What is it? Why do I want it? How can I get it?

Curb appeal is the first impression that your home makes on the people who see it – the passerby, the invited visitor, or perhaps the potential buyer if your home is on the market. Most people would want their home to say something about the people who live there, things like: I spend time taking care of my home, my home is a place of welcome and refreshment, and this home is attractive and well maintained, (and consequently, would be a good investment).

Some homes have a much more appealing face than others by nature, but there is almost always something that can be done to enhance the attractiveness of your home front. A way to assess the curb appeal of your home would be to stand across the street from your home with a fresh critical eye, and consider a few of the following items.

Color: Is the paint in good condition. Do you need to change or add color? Home Improvement stores have outdoor paint chips with new two and three- color paint combinations pre selected. Three colors is a smart new trend in outdoor trim that can give your home an instant facelift. Consider breaking up large areas of color with accents such as shutters, window boxes, or lattice (at garden level) painted in your third color. Paint your entry door a bold fourth color, or add a colorful door ornament. Add hanging baskets or pots with bright flower color to your front porch or step. Concrete stains are available to add subtle color to foundations, porches and sidewalks.

Scale: Does the house look balanced, well proportioned? Perhaps enlarging a front step and adding a railing, widening or creating a walkway to the entrance, or extending the roofline forward to cover an enlarged porch, could play up the entry.

(Continued on page 2)

Articles of general interest for the Bluffs HOA Newsletter are welcome. All articles subject to editing for content, space considerations and timeliness. Please email your article to John Lory:

jclory@yahoo.com

Spring is right around the corner (Cont'd)

Trimming back, sculpturing or removing overgrown shrubs to balance the landscape can make a huge difference for little or no cost. Ask your favorite nursery or call the Colorado State University Extension Service for some expert advice. Downplay a huge front facing garage with trim moldings to match the house, a lattice with vines, or posts and roof projecting from the garage front. Other perk ups might include resurfacing the concrete driveway in a pattern that creates more of a patio than driveway feel.

Next time: Lighting, and Landscape

FIRE SAFETY for parents and babysitters

The care of children is a serious responsibility. There are times when every parent must rely on the help of others to share this responsibility. Parents **and** babysitters must understand and follow the fire safety rules that will keep children safe in an emergency. This brochure outlines those important rules.

PARENTS: The most important fire safety tip for parents to follow is to know your babysitter! A babysitter should be old enough to provide responsible care for your child. The minimum age of the babysitter will depend on that individual's maturity. Before leaving your child with a young babysitter, ask yourself if that person is mature enough to respond correctly to an emergency. If the answer is no, then find someone else. Remember, the safety of your child is in that person's hand while you are away. Once you have chosen a responsible babysitter, develop a list of emergency information. This information will be critical if an emergency arises. The information should include the following:

- ✓ The phone number, location and address where you can be reached by the babysitter. Also include an alternate name and phone number in case you cannot be reached.
- ✓ The first and last names and ages of the children being cared for by the babysitter.
- ✓ The name(s) and phone number(s) of the children's doctor(s).
- ✓ A list of any medicines or allergies for each child.

This information should be on a list by the phone. Be sure you discuss this list with the babysitter before leaving.

Also, take the time to show the babysitter your house. Emphasize the closest exits for every room. Test your smoke detector with the babysitter so they will know what the sound means. Discuss what you expect the babysitter to do in case of fire or other emergency.

One final important tip. During an emergency it is easy to forget simple information. Be sure to write down the address of your home and the phone number and put it next to each phone in the house. If the babysitter has to call 9-1-1 this information will ensure emergency help can respond quickly.

BABYSITTER: Just as parents need to know about fire safety, you also need to know how to care for children in a fire-safe way. When parents entrust their children to you, you become responsible for keeping them safe. Fire safety can be easy if you follow some important precautions:

- ✓ Take the time to discuss emergency information with the parents. Write down the information and keep it by the phone.
- ✓ Ask the parents to show you the house including all the exits. Locate two ways out of every room in the house, especially from the children's bedrooms. Think about how you and the children would leave the house in case of fire. Test the smoke detector to make sure it works and that you know what it sounds like in case it goes off.
- ✓ Place matches, lighters or others smoking materials out of reach of children.
- ✓ Keep children away from anything that will burn such as wood stoves and portable heaters.
- ✓ If you have permission to cook, turn pot handles in so that children cannot reach them. Before serving food heated in a microwave, make sure it is cool enough to eat before serving.
- ✓ If you smell smoke, see flames or hear the smoke alarm, gather all the children and **immediately leave**

the house. Have a pre-arranged meeting place, one that you have discussed with the children. Once outside, count to make sure everyone is out of the house. Once you are out of the house, **STAY OUT!** You must also make sure the children do not go back in the house. Take the children with you and use a neighbor's phone to call the fire department, 9-1-1.

- ✓ As a responsible babysitter, you have a very important job. Take the time to be fire-safe, for your safety and the children's.

If you have any questions about the information in this brochure, contact the Public Education Office of the Colorado Springs Fire Department at 578-7025. If you would like information on babysitting classes, contact the Public Education Office of the Penrose Community Hospital at 591-3418.

Is a permit required? How about approval from the HOA?

The neighborhood is aging, and many folks are considering projects to replace, upgrade or add on to homes in our beautiful Bluffs neighborhood. Does your home improvement project need a permit and inspection by Regional Building Department? Does it need to be approved by the HOA Architectural Control Committee? Here is a list of examples to help you decide:

Require permit and HOA approval:

Deck
Hot tub
Pool
Roof extension over patio or gazebo
New/replacement roofing
Garage
Garage conversion to room
Solarium or sunroom
Room addition
Structural changes
Siding and stucco

Require permit, but not HOA approval:

Skylight installation
Basement finish
Home theater
Water heater installation
Furnace replacement
Air conditioning system
Fireplace
Backflow preventer for sprinkler system

Require HOA approval but not a permit:

Shed or playhouse 120 square feet or less
Exterior painting if not the same color
Major Landscape change
Fence installation/replacement (Exception – fencing of the same height and material as the original, does not need to be approved.

Require neither permit nor HOA approval:

Deck repair
Patio
Water garden tub
Sprinkling system sprinklers and hoses
Driveway and sidewalk replacement
Interior painting
Cosmetic improvements
Flooring
Plumbing repairs/replacements
Portable heating or air conditioning unit

To contact the Regional Building Department to discuss your project you can call 327-2880, or visit the building department's website at www.pprbd.org. To contact the HOA – call one of the ACC members listed. We want to help you make your project a success. Request for change approval forms can be downloaded from the HOA website: www.neighborhoodlink.com/cosprings/bluffshoa



HOMEOWNERS ASSOCIATION
DAVID DASCHER, President
4435 Whispering Circle North
Colorado Springs, Co. 80917

Meet the New Bluffs Home Owners Association Board:

PRESIDENT

DAVID DASCHER; 380-0761; David_Dascher@adelphia.net

VICE PRESIDENT

REX "PETE" DUNN; 597-7153; ShirleyLGDunn@netscape.net

TEASURER

DON KELLIHER; 380-7707; dhkelliher@aol.com

SECRETARY

VIVIAN PATTON; 574-0967; vpattton@aol.com

ARCHITECTURAL CONTROL COMMITTEE (ACC)

ANDY BRAUNSTEIN; 596-0819; boxerbutch@gmail.com

KEN O'CONNELL; 596-5757; kmnlo@aol.com

CHRISTINE ZWIRLEIN; 596-1770; tzwirlein@adelphia.net

COVENANTS CONTROL COMMITTEE (CCC)

LARRY FURDA; 596-0026; lfurda@msn.com

JOHN PIETROLEWICZ; 591-1474; jp2z@aol.com

COLLEEN BAILY; 471-8736; bailypiano@adelphia.net

The Bluffs HOA Website:

www.neighborhoodlink.com/cosprings/bluffshoa