



HOMEOWNERS' ASSOCIATION NEWSLETTER

July 2015

INSIDE:

- ✓ **Annual Neighborhood Garage / Yard Sale**
Friday & Saturday
August 7th and 8th
- ✓ **BBQ in the streets**
- ✓ **Lawn Watering Tip**
- ✓ **HOA Contacts**
- ✓ **Volunteer for the board**
- ✓ **Sidewalk clearing**



Thank you for helping the HOA welcome new residents.

If a home on your block has recently been purchased, please welcome your new neighbors and share the news with HOA Board Member Jeremiah Johnson email: johnson.bluffsboard@gmail.com So a Welcome packet may be delivered.

Volunteer to become a board member

Positions will be open February 2016 for **HOA** board members. If you are interested in becoming a candidate in the election, contact any current board member.

Play a part in preserving our great neighborhood!

BBQ in the street

The HOA would like to sponsor a neighborhood get together in September. We could gather in a cul-de-sac or at Palmer Park.

Please send some suggestions and indication of interest in attending!
Reply to: yourbluffshoa@gmail.com or **719- 574-3769**

Lawn Watering Tip!

Set the sprinkler cycles for ½ the time and run through all the cycles to moisten the ground. Then repeat the cycle shortly after it finishes. The water is more likely to soak-in with the thatch softened.

Applying a liquid soap such as TIDE (no bleach) with a hose end sprayer in the spring, helps to break down the salts in the lawn and soil, enabling moisture to soak into the ground to rejuvenate areas of dying grass. In addition, one of the main ingredients in Tide is phosphates which plants love.

Then water-in this application. It will not create suds.

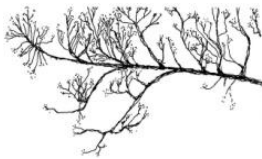




Summer Vehicle Storage

As Summer starts to come to an end it will be time again to plan storage of your summer vehicles. Traditionally the Bluffs HOA has allowed summer vehicles to be parked in view from Memorial Day through Labor Day as a courtesy to everyone during the high-use season. Then by Labor Day ;

All Summer Vehicles are to be stored out of view behind a fence or in a storage facility per covenant requirements.



Neighborhood Sidewalks

Walking is an enjoyable and healthful way to appreciate the beauty of our neighborhoods. Please keep bushes trimmed off of the sidewalk and trees cut eight feet above so that people can easily use the sidewalks and not have to walk in the street. This is a city requirement. If assistance is needed please contact a board member. Homes along Murray Blvd. and S. Carefree are responsible for the sidewalks down behind their fences.

lets' connect!

~Anyone preferring to receive newsletters and information via email please contact a board member through email and provide your information. Please include your phone number.

The Bluffs general email address is **yourbluffshoa@gmail.com**

Watch your mail box! There has been mail pilfering again with an attempt to cash a stolen check. Bring in your mail as soon as possible each day. Outgoing envelopes should not be left out overnight.



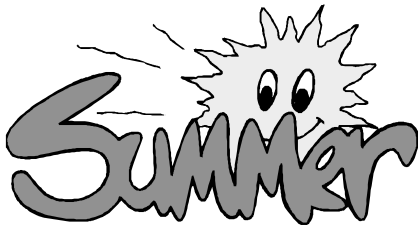
More Information

Architectural Request Forms, Contact Information, and Covenants for Filings #1, #2, and #3, as well as other valuable information can be found on our website:

www.neighborhoodlink.com/Bluffs_-_Colorado_Springs

We have also attached a link on Facebook for the Bluffs HOA.

**Your Covenant Control Board members are available to assist in discussing covenant concerns in your area.
We all agreed to abide by the neighborhood covenants when purchasing or renting our homes.**



Reminders....

Home Improvement – If you are *planning a change and/or addition to your house or grounds* which will be *visible to your neighbors*, please remember that we have ACC forms and procedures to follow which improve communication and reduce unnecessary neighbor-to-neighbor misunderstandings. Forms are available at: http://www.neighborhoodlink.com/Bluffs_-_Colorado_Springs

**Please pre-approve proposed changes to your property such as:
Major landscape projects, structure additions, changing paint colors, shingles,
concrete work, sheds, fencing, etc...**

Weed & Plant Growth –Please be advised that City Code requires cutting and removing weeds, grasses when they exceed 9 inches in height. Help protect our neighborhood from fire danger and contribute to the beauty of our community by attending to overgrowth and removing pine needles.

Covenants – Bluffs Covenants predate the HOA and were established with the neighborhood in the early 1970's when our homes were first constructed. *All homeowners* regardless of HOA membership are legally obligated to comply with the Covenants. If you have a concern regarding a possible violation of covenants in your neighborhood, please contact a member of the Covenant Compliance Committee. Copies of the covenants have been distributed to all households this past year and are available on the HOA website.



HOMEOWNERS ASSOCIATION
4440 North Whispering Circle
Colorado Springs, Co. 80917

STORAGE OF SUMMER VEHICLES

Please remember to store your summer vehicles off site or out of view after Labor Day.

Annual Bluffs Yard Sale

**Friday ~ Saturday
August 7 & 8, 2015**

Newspaper ads and signs

sponsored by

The Bluffs HOA

No cost! No minimum

Participate one or both days



Shoppers will be guided by signs strategically placed throughout the Bluffs HOA neighborhood... directing shoppers to YOUR sale!

Sell one item, or a whole estate. Invite friends to combine with yours, or ask if you can join someone else.

If you would like your address included in the advertising: email or call Eileen georgia852@aol.com or 574-3769 before Aug 3rd.

2015 Bluffs HOA Board

Contact Information

Eileen Hockett, **President**: 719-574-3769

bluffsapoapres@gmail.com

Bill Mager, **VP**: 719-570-7420

yourbluffs@gmail.com

George Fiedler, **Treasurer/Secretary**

719-339-3329 fiedler.bluffsboard@gmail.com

Architectural Control Committee

Ricky Hockett, **Chair**: 719-641-8482

bluffsacc@gmail.com

Rochelle Satterfield

bluffsacc@gmail.com

James Blackwell

bluffsacc@gmail.com

Covenant Compliance Committee

Jeremiah Johnson:, **Chair**

johnson.bluffsboard@gmail.com

Andy Gilbert 719-390-6696

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