

Green Valley Ranch

Homeowners Association

Quarterly Newsletter ~ Summer 2020

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COVENANTS CORNER



Congratulations to Dan and Cherie Becker at 5755 Coachwood Trail receiving Yard of the Month Award for June 2020. Good job on such a well maintained yard.

If you plan to change the paint color or roof color at your residence you will need to get approval from the HOA prior to work commencing. The HOA Board continues to keep paint schemes in

harmony with colors that currently exist within the community.

Now is an exceptional time to trim your trees in your front yards. Tree trimming in front of your residence along sidewalk areas is the homeowners responsibility.

Section 135 of the Green Valley Ranch Covenants state that "No vehicles of any type shall be parked overnight on any street in the subdivision". Realizing this presents a problem when guests arrive, the GVR Covenant Committee provides Overnight Parking Permits for a limited number of days throughout the year.

If a copy of the covenants or an overnight parking permit is needed, please contact Jeff Voltattorni at 528-6248.



IT'S TIME TO WATER WISER.

New water –wise rules are here. Join your community in following six rules that save water today for a greener tomorrow. Together, we can help ensure a future water supply for Colorado Springs.

csu.org/waterwiserrules



Colorado Springs Utilities
It's how we're all connected

FOLLOW THESE SIMPLE RULES

1. You may water up to three days a week. You choose the days.
2. In warmer weather (May 1-Oct. 15) only water before 10 a.m. or after 6 p.m. to reduce evaporation.
3. Don't let water pool on hard surfaces or flow down gutters.
4. Repair leaking sprinkler systems within 10 days.
5. Use a shut-off nozzle when washing anything with a hose.
6. Clean hard surfaces (such as driveways, sidewalks, patios) with water only if there is a public health or safety concern.

Why Didn't I Think of That?

These ingenious tips, tricks and solutions to common problems are simple, smart and straightforward.



Easy-to-Remove Garbage Bags

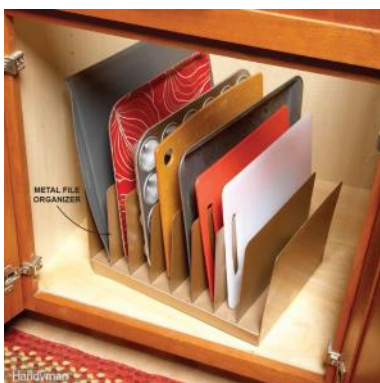
Getting a full garbage bag out of the can is always difficult because of the vacuum seal that forms between the bag and the can. Solve the problem by drilling holes in the side of the garbage can near the bottom. Air is allowed into the bottom of the can when you pull out the bag, and the trash bag slides out with ease.



Easier Tape Wrangling

Tired of trying to find the end of the tape roll every time you use it? You can fold the end over, but then you have to cut off a chunk each time. Here's a better solution: Stick a

paper clip to the end of the roll right after you tear off a piece. It makes finding the tape end a lot easier and you don't waste tape.



Instant Kitchen Cabinet Organizer

A metal file organizer is perfect for storing baking sheets, cutting boards and pan lids. You can pick one up for a buck at a dollar store. To keep the organizer from sliding around, use rubber shelf liner or attach hook-and-loop tape to the cabinet base and the bottom of the organizer.

Ice Cube Caulk Tool

An easy way to tool caulk is to take an ice cube and run it down the caulk line, applying steady pressure. The film of the water that forms between the ice cube and the caulk makes a smooth, professional finish, and you can melt the cube in your hand to get any bead shape you want.



Source: familyhandyman.com



SATURDAY, JULY 25TH

If you would like to participate in the community yard sale, please contact Amber Perry at kiddoette@gmail.com

BEAR MANAGEMENT AND RESISTANT TRASH ORDINANCE

Colorado Springs City Council adopted **two ordinances** to help manage wild bears in neighborhoods west of I-25. **Effective March 1, 2020**, the ordinances require residents and businesses within the bear management area to **secure their trash or use bear-resistant trash containers** and the establishment of a “Bear Management Area Map.”



Who is affected by the new ordinance?

The “Bear Management Area Map,” includes **most areas within the city limits west of I-25**. Residents and businesses in the Bear Management Area must secure their trash within a functioning bear-resistant waste container, or within a secured structure at all times.

How to secure your trash

Colorado Springs residents and businesses west of I-25 are required to secure their trash. This can be accomplished by:

- Securing their trash in a garage, shed or other secure structure. **Trash bins should only be outside of the secure structure on trash collection days from 5 a.m. to 7 p.m.** The majority of homes will already meet this requirement with standard practices

OR

- For those who cannot store their trash in a secured structure, they will need to obtain a bear-resistant trash can. Certified bear-resistant waste containers can be provided by your trash collection company, or you can purchase your own certified containers.

This practice applies to all properties and zoning designations within the Bear Management Area to include single-family residential, multi-family residential, commercial, and industrial uses. **Recycle bins do not have to be bear-resistant.**

Enforcement and fines

Complaints of bear activity in a neighborhood due to unsecured trash will be investigated, and should a violation be substantiated, a written notice, order and assessment of administrative fee(s) to the owner or agent of the owner and occupant shall be issued. Citations will be in writing and personally served whenever feasible to the owner, agent of the owner, and/or occupant of the premises. The Neighborhood Services Division seeks compliance through education and will endeavor to help remedy the situation before issuing fines for non-compliance, however, the cost of citations are as follows:

- **First violation—\$100**
- **Second violation—\$250**
- **Third and subsequent violation—\$500**

Garbage Kills Bears

It may sound dramatic, but it’s true. **A bear that’s food-conditioned will always come back for a handout...** and if that happens to be a residential neighborhood or commercial area, that’s a problem-for bears and humans. For residents in bear country, putting trash out only on the morning of pick-up cuts the chances of a bear visit from 70% to 2%.

[Visit coloradosprings.gov/bears](https://coloradosprings.gov/bears) to learn more.