

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

19 JULY 2017

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held at 7:00 PM on 19 July at the Dougherty's home. All members were present except Lynn Nelson. City Councilman Don Knight also attended. During the first part of the meeting the Board discussed several issues affecting our neighborhood with Councilman Knight. Major issues discussed included speeding along Centennial Blvd, sidewalk and road repair in our neighborhood, and erosion along the hillside south of our neighborhood. Highlights of the discussion and possible solutions included:

- **Speeding along Centennial Blvd:** Several options were discussed regarding options to slow traffic along Centennial Blvd. Councilman Knight will work with the City Traffic Engineer and Chief of Police to see if 3 way stop signs at the intersection of Centennial Glen Drive and Centennial Blvd, and at the intersection of Allegany and Centennial Blvd are feasible. He will also discuss the feasibility of round-a-bouts in these same areas as another alternative. The Board will work with our neighboring HOA's to get their inputs on these options.
- **Sidewalk replacement/repair:** As many of you are aware, there is a sink hole developing in the road in front of 7455 at the north end of the neighborhood. This has caused the curb to sink as well as the sidewalk, presenting a safety hazard. Over the past several months the Board, and homeowner, have worked with the City to fix this problem without success. The City maintains that homeowners are responsible for sidewalk repair in front of their own homes. The interesting issue here however is that the sink hole in the road has actually caused the curb and sidewalk to sink with it. Since the City is ultimately responsible for repair of the road, and the road caused the sidewalk problem, perhaps we can get the city to repair the

road, curb, and sidewalk. Councilman Knight will pursue this approach with the City Traffic Engineer to see if we can get some resolution to this issue. More to follow.

- **Erosion on hillside east of Centennial Blvd and south of our neighborhood:** Councilman Knight will address this erosion issue with the City to see what can be done. This is an ongoing problem that needs attention. Every time we get a relatively hard downpour, mud flows onto Centennial Blvd presenting a traffic hazard.

ONGOING/COMPLETED PROJECTS:

- **DUST FROM TRANSIT MIX QUARRY WEST OF CENTENNIAL BLVD:** As many of you are aware, we have an ongoing problem with dust falling on the neighborhood whenever Transit Mix conducts blasting operations. The quarry is on County property so the Board contacted our El Paso County Commissioner, Stan Vanderwerf, to see what can be done. Expect updates in the future.
- **REVIEW OF 2ND QUARTER FINANCIALS:** The Board reviewed the 2nd Quarter financials. They are now posted on the website. The Board also rolled over a 10K CD in our reserve account for one year.
- **SIDEWALK REPAIR/LIABILITY:** As we mentioned earlier, homeowners are responsible for the repair of sidewalks in front of their homes. This is a personal liability issue. If someone trips on the sidewalk in front of your home, you are responsible. There are several options you can pursue if your sidewalk needs repair. First you can look at the possibility of "shaving" the sidewalk to basically smooth out the bad areas. If that doesn't work, the City has a program to split costs 50/50 through your contractor. Your contractor should be familiar with this program. Or finally, as the least attractive alternative, you can get on a **15 year** waiting list for the City to do the repair.

- **DOCUMENTATION OF SPEEDING ALONG CENTENNIAL BLVD:** As mentioned earlier, the Board is working with Councilman Knight to see what can be done to reduce or eliminate the speeding along Centennial Blvd, however **WE NEED YOUR HELP TOO.** Over the next month, we need to document the dates and times of significant speeding activity along Centennial. If you observe speeding, please document it and forward the info to the Board. The Board will compile the information and email it to Councilman Knight. He can then help us get a police presence for the times/days that speeding is most prevalent. Expect to hear more on this issue as more information becomes available. In the meantime, please begin documenting any speeding activity that you observe and forward it to the Board.
- **SPRING LANDSCAPING/MAINTENANCE PROJECTS:**
 - (1). **FLUID SPOTS ON THE SIDEWALK:** One of the bobcats used by Robertson's to clear snow from our sidewalks leaked hydraulic fluid. Robertson's is still working on this, and will eventually bleach out the fluid spots on the sidewalks.
 - (2). **SPRINKLER SYSTEM EVALUATION:** The Board completed a sprinkler system evaluation on 19 July. Several problems were identified and most repairs have been completed. There are still a few repairs remaining. Additionally, sprinkler run times were adjusted to better meet the needs of each zone. If you have any faulty sprinkler heads, please forward the information to the Board and to Robertson's.
 - (3). **WEED CONTROL:** Robertson's sprayed the areas in the back yards of the neighborhood this past week. They are also working with the owner of the hillside behind the east side of our property to spray the thistle and weeds on the hillside.

(4). DEAD BUSHES IN COMMON AREAS: There are several dead bushes and trees in the common areas along Centennial Blvd. We will eventually remove/replace them, and will keep you posted.

OTHER ITEMS:

UPKEEP/MAINTENANCE OF THE EXTERIOR OF HOMES: As we mentioned last month, Article 7.6 of our Declaration addresses homeowner responsibilities to accomplish periodic maintenance on the exterior of individual homes. This is required primarily to maintain the overall appearance and property values of the neighborhood, as well as to demonstrate pride in our neighborhood. We have several homes in the neighborhood that still need exterior maintenance. This mostly includes deck repair/staining, garage door painting, and stucco repair. The Board will be contacting those particular homeowners to address this issue. If you have questions regarding this matter, please contact one of our Board members.

ICE CRÈAM SOCIAL: Please mark your calendars. Our annual ice crème social is scheduled for 10 September at the Lee's home (7446) from 2 o'clock to 4 o'clock.

NEXT MEETING: Our next Board meeting is scheduled for 23 August at 7 PM at the Dougherty's home.