



Cathedral Pines

Metro District Newsletter

The Metro District Board did not meet in July, taking a well-earned vacation and time to plan priorities for the second half of the year. The Board met in mid-August with a lengthy agenda, much of which will be covered in the articles below. So, grab a cup of coffee (or three!) and read on.

Irrigation System Update

After many weeks of trial and error, repairing defective parts, and replacing two of our primary irrigation pumps, the Milam and Millhaven irrigation lines are back up and operating. The two major pumps had to be replaced at a cost of over \$13,000, but one was original to the initial installation twenty years ago, and the other was just a bit newer. In addition, the various zones (there are over 40 independent zones on Milam alone) were reprogrammed to water the median only in the evening/night/early morning hours, reducing evaporation and waste.

The system is working for now but still has many inefficiencies and problems that will need to be addressed. The Metro District Board has prepared a Request For Proposal (RFP) to replace the entire system on Milam and Millhaven, with the ability to extend the lines for future use as determined by the community. We hope to have those proposals returned and vetted this fall, with details presented at our annual meeting early in 2023. At that time, we will have cost estimates and funding alternatives should the community vote to replace the system. Once the Board makes its recommendation, the community as a whole will have the opportunity to offer their feedback on the Board's proposal. **No action would be taken without community input and support.**

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Acknowledgment for your dedication!

This month's shout-out goes to Ecton Espenlaub, who has undertaken the task of learning the operation and details of our irrigation system on behalf of the community. When the residents took over the Metro Board (and hence the irrigation system) in 2018 there were virtually no details on the design or construction of the system, and the company that installed it is no longer in business. The process of learning the location and operation of various valves, timers, pumps, cistern capacities, flow rates, location of underground lines, etc. has been formidable but necessary to keep the system operating and to determine how any replacement system might be installed. Kudos to Ecton for taking on this project—if you happen to see him out and about on the trails please be sure to thank him for his efforts—they have been considerable!

Metro District Budget—Mid Year Update

The Metro District budget, which is funded primarily through your property taxes and Lodge rentals, continues to be in solid financial condition through the first half of the year.

As you may recall, when our residents took over the Metro Board in 2018, we inherited a budget that had been in the red for several years. The Board then committed to turning this around within a 3-year period, and in fact, did so in two years. We are now building a reserve fund (in the event of a major capital need) and a contingency fund (to address significant unexpected expenses) while maintaining our landscaping and irrigation services as well as investing in Lodge improvements.

This is being accomplished through 1) the recent increase in property valuations, which funds our property taxes, 2) better expense

control, and 3) competitive bidding for Lodge and other services.

It is important to note that the budget column represents an annual number while the YTD number represents the income achieved and expenses incurred during the first seven months of the year. In light of additional landscaping, irrigation, snow removal, and other expenses that will be incurred in the second half of the year, the year-end spending will be much closer to the income numbers. But it is expected the annual performance will come in under budget (i.e., in the black) while still funding the contingency and reserve funds, which are new expense categories for the community, as well as covering the \$17,000 differential in anticipated election costs vs. actual.



Cathedral Pines Metro District

Below is a brief recap of our financial performance through July 2022:

Income

	<u>Annual Budget</u>	<u>YTD</u>	<u>+/- Budget</u>
Property Tax Revenue	\$573.6	\$585.6	97.9%
Lodge Rental	75.0	42.1	56.1
Other Income	83.1	21.6	25.6
Total Annual Income	731.7	649.3	88.7%

Expenses

Management Expense	\$46.3	25.7	55.6%
Maintenance Management	26.2	16.8	64.0
Capital Improvements	60.0	6.5	44.0
Lodge Management	42.0	33.4	79.4
Landscape Maintenance	45.0	23.8	53.0
Repairs	15.0	6.2	41.3
Board Elections	10.0	28.7	287.4
Other Expenses	201.3	56.5	28.0
Total Operating Expenses	\$445.8	217.6	48.8

Bond-Related Expenses	94.8	297.7	31.8
Total Annual Expense	768.4	312.4	40.6%



Where is our FEMA Reimbursement?

If you lived in Cathedral Pines in 2013 and experienced the Black Forest Fire, you understand the considerable expense the community expended to repair the damage caused by the fire. Hundreds of thousands of dollars were spent to repair trails, remove dead trees, and restore the community to its pre-fire condition. In 2016 the community applied for FEMA funds to offset much of that cost, and most of it was returned in the following years. However, there is still over \$50,000 in outstanding funds due to Cathedral Pines that we have been trying for years to collect.

Like many organizations and businesses, FEMA experienced slowdowns due to COVID. In addition, FEMA has had to process other claims throughout the country and our state, and due to its relatively small size, our request has not been a priority for them. We have asked our Congressman Doug Lamborn to intervene on our behalf, but unfortunately, his office doesn't have much influence over FEMA's claim processing. We have been assured that FEMA has the request and will process it—but right now they are working on an 18-month backlog.

Once the reimbursement is received, it will go into our Metro District operating fund and be used either towards establishing a reserve fund or for capital improvements as determined by future needs.

NEW Proposed Changes to Flying Horse North Master Plan

As has been discussed previously, Classic Homes has proposed changes to the existing development plan of Flying Horse North to dramatically increase the number of homes to be built. This has several implications for Cathedral Pines and has been something the community's Joint Community Engagement Committee has been monitoring.

However, recently Classic Homes have modified their plan, as follows:

1. Instead of 1571 additional lots, they are now asking for 846 lots, a reduction of almost half. This plan covers 912 acres out of a total of 1459 acres.

Filing 1 and 2 plus the golf course (204 acres) are the lots already developed with lots a minimum of 2.5-acres.

a. 275-acre lots around the eastern half of the development, all located along the boundary of the development as a buffer – relatively unchanged from before

b. 49 2.5-acre lots in the trees and all around the golf course – unchanged from before

c. 632 1/2-acre lots and 138 1/3-acre and 1/4-acre lots – largest change – much larger lots than the plan that had 1571 lots in this area.

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Proposed Changes to Flying Horse North Master Plan (cont'd)

- d. The golf course is watered with Arapahoe aquifer water.
- e. Still no Milam Road connection on the southwest corner.
- f. Still a new fire station and commercial area on the far northeast corner
- g. Still a 225-room hotel with 16 casitas (small time-shares?)

New addition is 50 "branded units" around hotel

h. Still proposing 204 acres of "open space" but much of this is the golf course, so this doesn't necessarily meet the criteria for open space in the trees.

i. Cherokee Metro is still providing water.

This plan still needs to be approved by our County Commissioners as part of the El Paso County Master Plan. That decision is expected sometime this fall.

What's new at the Lodge?

Aside from the new flooring that was installed this spring, the Metro Board continues to make improvements at the Lodge both to benefit residents and improve its appeal to outside parties, who provide the primary source of revenue for its operations.

First, new wood chairs replaced the old, sometimes broken plastic ones to improve the "look" and functionality. We were able to sell the plastic ones to another venue, helping to offset the price of the new chairs. In addition, 12 new high-top tables have been added for a more casual event, and a few Additional shorter round tables were purchased to accommodate children.

Second, the urinal in the Men's Room has been replaced with a more stylish, more efficient current model.

Third, Metro has arranged to have patio lights installed as a permanent summer feature on the back patio.

Many bridal parties have requested them but have had to rent them from third parties, which has been problematic at times. So permanent poles will be installed at the corners of the back patio and LED lights strung via cables from the Lodge horizontal beams to the poles. The lights will likely be removed at the end of the season and reinstalled each Spring.

This project should be completed by the end of August.

Fourth, later this summer the outdoor patio will be supplemented with special sound-buffering speakers allowing outdoor dancing, etc. during bridal and other events.

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What's new at the Lodge? (cont'd)

However, the speakers are specially designed to muffle sound outside a certain distance, meaning neighbors should not be negatively influenced by the sound.

(Note that the community still enforces sound and noise requirements.)

The final project being explored is the possibility of adding shades to the main level of the Lodge. No decision has been made to do so, but competitive bids are being solicited so the anticipated cost can be considered.

Due to a lack of use, the Board will also be looking at selling some of the commercial appliances in the Lodge kitchen. The residential refrigerator will remain, but the other commercial appliances will be sold assuming competitive bids are received. The proceeds will be returned to the Metro District general operating fund.



We Just Saved You Miles and Miles of Mowing!

Well, the community that is. Earlier this year the Metro Board approved a change to the guidelines for mowing near our roadways. Although technically the County owns the first ten feet from all roads, we previously asked homeowners to mow their property right up to the road as the County did not have the resources to mow that area. However, to improve compliance and uniformity, the Metro Board has asked A Cut Above to mow 8 ft. from the road on every property in the community. This will be done 2–3 times annually depending upon rainfall and grass growth. The latest round of mowing has started this week and will run through next week. Please note that any pine seedlings next to the road will be mowed over, as they could represent a driving safety issue as they grow and are impeding on County property.

Second Chipping Event On Its Way

The second of our two annual chipping events sponsored by the Metro District will be held the week of September 19th.

As a reminder, the first date was organized to gather up all the deadfalls that occurred over the winter, as well as getting rid of any dead trees on one's property. The second chipping event is the perfect opportunity to prune live trees in preparation for winter without exposing them to beetle invasion or other afflictions.



Cathedral Pines Metro District

Second Chipping Event on its Way (cont'd)

Reminder, piles of branches should be placed along the curb and the bundles should be no larger than 5 ft. in width, 5 ft. high, with branches no more than 5 ft. long.

You also must register in advance to have your slash removed; be sure to call or e-mail Jamie Adams at Warren Management (Contact information is at the end of this newsletter).

This spring's event was more expensive than in previous years due to the dramatic increase in the cost of gas, which is a major part of the cost of the operation. Therefore, the Board will be looking for alternatives in 2023 that are more economical.

Additional information will be passed along once investigated, but the chipping event will take place next month!

If You Miss our Fall Chipping Program...

The Black Forest Slash/Mulch program is a Wildfire Mitigation and Recycling Program. It is co-sponsored by the El Paso County Environmental Division,

Colorado Forestry Association, the Black Forest Fire Department, and the Colorado State Forest Service. Their website is www.bfslash.org

Residents of the area are permitted to drop off fallen debris, cut trunks and limbs into 6 feet or less lengths and no more than 8" in diameter. No stumps, roots, weeds, grass, lumber, or trash please (and pine needles should be left on the branches for soil nutrition).

In addition, mulch is available to anyone at no charge (while supplies last). There will also be a mulch loader available to assist on Saturdays only for a modest charge. **The site is open to all residents of Cathedral Pines.**

A volunteer will greet you at the site entrance and direct you to the best location to unload. The site volunteer will collect a \$2.00 drop-off donation for SAMCOM and food items and checks will go to Black Forest Cares. Masks and social distancing are encouraged as COVID-19 protocols are still in place.

Directions to the Slash site: From the intersection of Milam and Shoup, take left onto Shoup and head 1 mile east to Herring Rd., turn south (right) for 1 mile. The site will be on your left.



Caution: Invasion of the Lawn Snatchers is underway!

As you may have noticed, with the nice rains we've had this summer one of the unwanted side effects is a bumper crop of invasive weeds. There is a number in particular that are crowding our native grasses and damaging our trees: Yellow Toadflax, Mullein, Canadian Thistle, Knapweed, Bindweed, and Mistletoe.

All five plants are invasive species and unless controlled can crowd out desired grasses and groundcover and rob trees of critical nutrients. And unfortunately, they are not easily eliminated, especially if they get well established. Here are some recommendations on controlling our unwanted invaders:

Yellow Toadflax: Use a weed killer with glyphosate (like RoundUp) in the late summer and fall when the plants are blooming. They are most susceptible to pesticides when the root system is trying to support both



growth and blossoming. Simply pulling yellow toadflax is not effective as its root systems can extend over a long area and any part left in the ground will just regenerate itself.

Mullein: Mullein can be eliminated in two ways. Because it blossoms biannually, the best way to kill it is in year one when the plants are small and simply have leaves and rosettes near the ground. Most common weed killers will do the job, or they can be pulled as long as the roots system comes along with the leaves. (Trick:

pinch the plant right at its base to remove both the leaves and roots.)

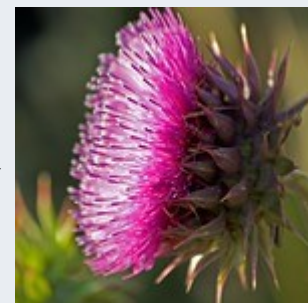
In year two the plants will sprout and can grow to a height of 3–4 ft. with large pods that can carry as many as 10,000 seeds. However, because they have a small tap root system, the larger plants can be easily pulled from the ground.



Unfortunately, simply cutting mullein stalks does not work; it is one pesky plant and will just regrow unless its roots are completely removed or destroyed by a pesticide.

Thistle: Like mullein, the best time to eliminate thistle is before it blossoms. Each thistle plant blossom can have thousands of seeds, so you want to eliminate them before they spread. However, unlike mullein, you do not want to try to pull the plant as it can break off the root system (which can often extend 4–6 ft.) and regrow. However,

frequent mowing stresses its root system, reducing its growth and eventually allowing other grasses to assume its place. Also, common weed killers that can be used safely in grassy areas are effective in controlling thistle.



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Invasion of the Lawn Snatchers is underway! (cont'd)

Knapweed: Knapweed is a deep-rooted creeping perennial that reproduces both through buds on its roots and also from seed. It is particularly problematic because it releases a toxic substance that inhibits the growth of surrounding plants.



Knapweed can be controlled by mowing it several times before it bolts. A fall herbicide treatment is also helpful; be sure your product contains chlorsulfuron or aminopyralid.

Bindweed: Bindweed is a deeply rooted perennial that reproduces through seeds and rhizomes. Taproots can extend up to 20 ft. deep and seeds can remain viable for up to 40 years. (Ed. Note: Yikes!) Its flowers are white to light pink, are trumpet or bell-shaped; and its leaves are arrowhead-shaped.

Like some of the other villainous weeds, simply mowing over bindweed does not kill it because of its deep root system. The best way to control it is to spray it during the blooming season or during the fall with glyphosate, the same chemical that kills many other weeds and is the principal ingredient in Roundup.



Mistletoe: (Phoradendron spp.) is a parasitic evergreen shrub that sends its rootlike structures into tree branches, where they absorb water and minerals. In severe infestations, mistletoe can kill a tree by robbing it of nutrients. **If your tree has mistletoe growing on it, the only way to control it is to remove it.** Because mistletoe runners can grow into the branches, you must prune at least 14 inches toward the tree away from where the mistletoe attaches to the outside. This will not prevent more mistletoe shrubs from growing from seeds that germinate nearby, but it will stop your tree from losing water and nutrients to existing mistletoe parasites.



If pruning branches is impractical because of tree height or because the number of removed limbs would leave the tree bare, you can remove each mistletoe shrub. Typically, 80 percent of all pruned shrubs regenerate after one to three years, but this procedure reduces the water loss from your tree, which may slow or halt its decline.

The El Paso County Environmental Services, Forest Management, and Noxious Weeds Specialist will be touring the neighborhood in August looking for properties that have invasive weed issues, and letters will be sent to those residents requesting them to take appropriate action to prevent the spread of “the invaders.”



Proposed Changes to the HOA Bylaws and Design Guidelines in October!

Look for updates in the September HOA Newsletter for information on the HOA Special Election to be held in October for the proposed changes to the Cathedral Pines By-Laws and Design Guidelines. This is the first time there have been comprehensive updates and changes to the By-Laws Design Guidelines, and they may affect you as a CP homeowner, so be sure to understand the changes and vote in October!

Meet Cathedral Pines latest Newsletter Editor!

Meet the new girl behind the scenes for the Cathedral Pines HOA and Metro District Newsletter, Rylee DeLong!

Rylee has been with Warren Management Group since January 2022 as an Assistant Community Association Manager for Jamie Adams' Team. She relocated to Colorado Springs from Champaign, Illinois after earning her BA in Corporate Communications with a double minor in Public Relations and Advertising



from Eastern Illinois University. Rylee utilizes her degree every day by problem-solving, giving creative outlooks, and solidifying interpersonal relationships.

One reason Rylee enjoys Cathedral Pines is the breathtaking area and welcoming homeowners.

Her top priority for the newsletters is to provide an aesthetically pleasing medium for the residents.

Rylee's passion is to become a Community Association Manager one day. She loves learning about people and being everybody's go-to girl!

When Rylee is not in the office, you will find her outside embarrassing the Colorado sun, painting for her soon-to-be online business, reading, and listening to her favorite band, Fleetwood Mac. Her daily motivation is her family, friends, and fur babies (Ozzie, Suki, and Wednesday).

A motto Rylee lives by, is "Coffee in one hand, ambition in the other."



Contact Information

Cathedral Pines Key Info

Metro District: <https://cathedralpinesmd.colorado.gov/>

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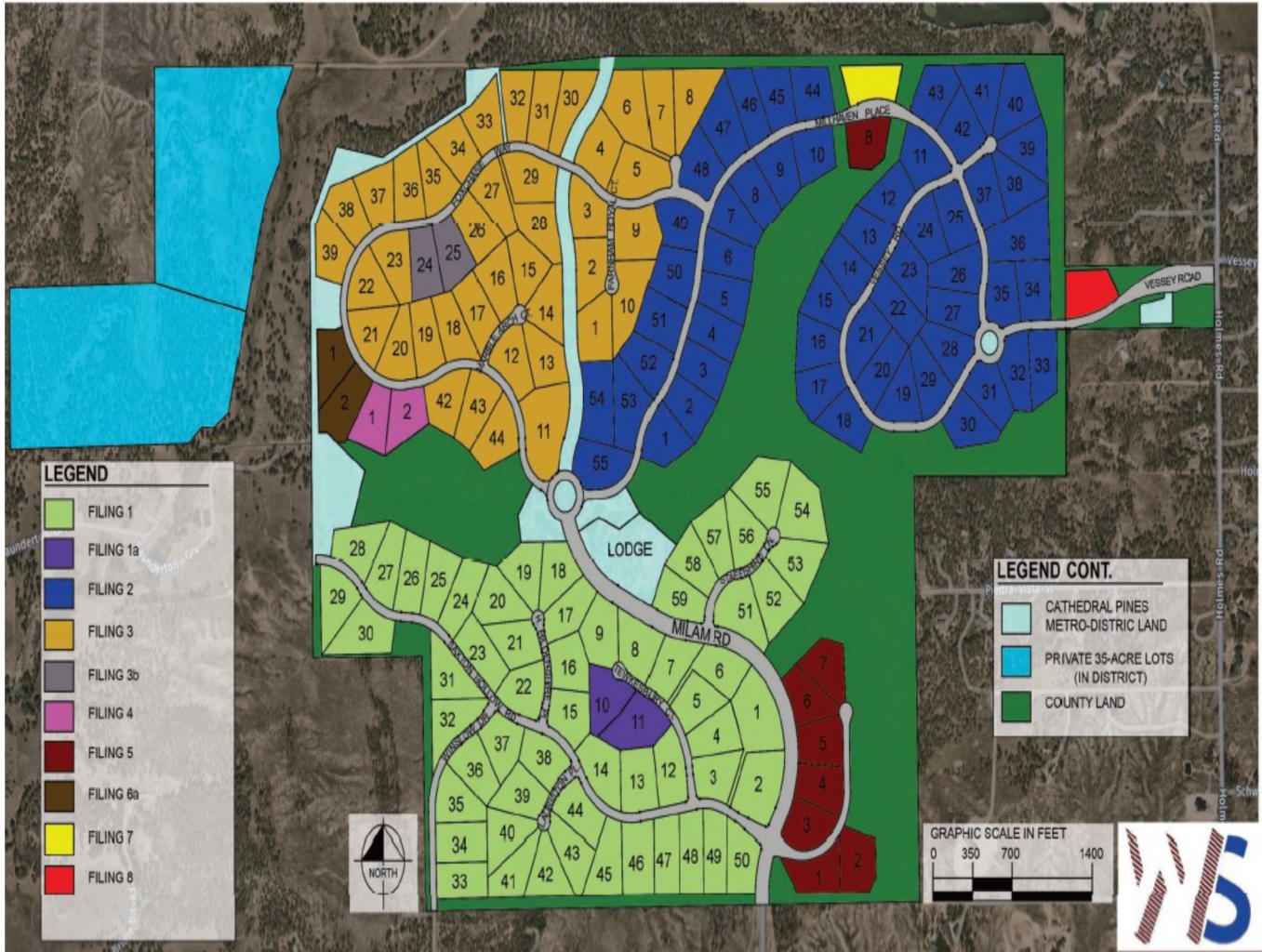
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Community Map

CATHEDRAL PINES METROPOLITAN DISTRICT



LEGEND CONT.

- CATHEDRAL PINES METRO-DISTRICT LAND
- PRIVATE 35-ACRE LOTS (IN DISTRICT)
- COUNTY LAND

WALKER SCHOOLER
DISTRICT MANAGERS



Trail Map

