

Cathedral Pines Metro District Newsletter

Be Sure to Chip In!

The second of our semi-annual slash chipping events is underway right now. If you have branches, limbs, or other lawn debris that can be chipped and removed, be sure to register with Jamie Adams (719-685-7824) at Warren Management immediately. You have the option of having the resulting mulch removed or spread on your property. This is the perfect time of year to prune live trees in preparation for winter without exposing them to beetle invasion or other afflictions. Tall Timbers was awarded this year's contract and will begin the process the week of September 19th. All slash must be placed at the curb in bundles no larger than 5 ft. in width, 5 ft. high and branches no longer than 5 ft. Deadline is Friday, September 23rd.

2022 Metro Board Objectives

The Metro Board spends considerable time at the beginning of the year discussing its objectives for the upcoming term. Most major projects in 2021 were suspended, especially in light of the impact COVID made on our Lodge revenue and spending ability. However, with the influx of additional property taxes, relaxing of COVID-related restrictions, and improvements in the overall economy the Metro Board is now in a better position to continue to invest in the community.

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2022 Metro Board Objectives (Cont'd)

Here is an update on the goals for 2022:

- Hire a new Lodge Manager. **Completed in March**
- Replacement of chairs and tables at the Lodge. **Completed in April**
- Replace existing Lodge floor. **Completed in March**
- Hold Metro Board elections. **Completed in May**
- Resealing the exterior of the Lodge. **Completed in June**
- Completion of the audio–visual improvements at the Lodge (initiated in 2019 but suspended in 2020). **In process; to be completed this fall**
- Installation of a new Security and Fire Protection systems at the Lodge. **Completed**
- Install patio lighting on the back patio at Lodge. **Completed**
- Continued improvements in the trail system, including area reroutes, standing water mitigation, trail grading, and brush and tree removal. **Continual work required**
- Increased the amount of native grass mowing in the community, including the shoulders of roads and all Metro property. **Completed, and now part of annual landscaping plan**
- Repair the existing irrigation system to function this year, in anticipation of being replaced in the future. **In process—and ongoing**
- Complete community survey regarding long–term landscaping priorities. **Completed and presented to residents in May**
- Present a long–term landscaping plan to the community. **To be presented at the annual Metro Meeting in February 2023**
- Sponsor semi–annual chipping event. **To be completed in September**
- Conduct a Reserve Study (to make sure the community is adequately funding its reserve fund in the event of a major capital expense). **Completed**
- Solicit grant funding for possible irrigation system replacement. **To be initiated in January 2023**
- Hire new legal Counsel. **Completed**

Update 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 a number of implications for Cathedral Pines and has been something the community's Joint Community Engagement Committee has been monitoring.



Update to Flying Horse North Master Plan (Cont'd)

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. 27 5-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.
 - d. **Still no Milam Road connection on the southwest corner.**
 - e. Still a new fire station and small commercial area (retail? Gas Station?) on the far northeast corner
 - f. Still a 275-room hotel with 50 rental homes as part of the hotel property in a gated neighborhood
 - g. Still proposing 204 acres of "open space" but much of this is the golf course, so this doesn't necessarily meet the criteria of openspace in the trees.
 - h. It was initially thought that water would be coming from the Cherokee Metro District, but no water rights have been finalized.

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.

Metro Board Hires New Legal Counsel

With the departure of Denver-based White Bear Ankle earlier this year as the Metro Board's legal counsel, the Board searched this summer to find new legal representation.

The Board established these objectives:

- Counsel should have Metro District experience and an understanding of our requirements
- Counsel should be Colorado-Springs-based



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Metro Board Hires New Legal Counsel (cont'd)

- Counsel should be actively engaged with the Board by attending meetings periodically and accessible as needed
- Preference is for a smaller firm that sees Cathedral Pines as an important client
- Counsel's fee structure should be economical

After interviewing three well-qualified firms, the Board has chosen the Law Office of Bob Gardner to handle any legal issues that arise on behalf of the Board. Gardner is a small, Colorado Springs-based firm that is looking to grow its involvement in Metro Districts. Bob is currently a State Senator and was instrumental in developing the state guidelines for Metro District operations. Bob's daughter Laura will be the Board's primary contact while Bob completes his current term, after which he plans to return to his law practice. The Gardner's will assume their new responsibilities immediately.

Irrigation Update

As you may recall, last Spring the Metro Board conducted a community survey requesting input regarding our future landscaping design. Our residents prioritized the areas to be worked on, with the initial focus on Milam Road, the Milam monuments, and the Milam/Vessey roundabout. While other parts of the community may be xeriscaped to save water and require less maintenance, the survey indicated the majority wished the Milam median be maintained in its current "green" state.

As part of this plan, the Metro Board has developed a comprehensive Request For Proposal (RFP) for a new irrigation system to be sent to a number of contractors for their bids on the design and construction of the new system. The RFP will be sent to eight firms, including several regional contractors whose primary focus is the installation of these systems. While the initial plan would be to irrigate the Milam Road median, the design would be modular so the system can be expanded to other parts of the neighborhood at a future date if desired. The system will reflect the latest technology, including centralized controls, much-improved water efficiency, easier repair, and adaptability to daily weather changes.

Once the proposals are received by the Board, they will be vetted, modified as necessary, and presented to the community at our annual meeting next February. Should our residents decide to endorse installing a new system, that work would be initiated next Spring. In the meantime, the Board is continuing to research possible state or federal grants to help offset the cost of this project. **However, no action will be taken without community input and support.**

Long Term Landscaping Plan – next steps

As a follow-up to last Spring's survey, Kimley-Horn will be developing a preliminary landscaping overview for our community reflecting the feedback received then. The plan will have two stages—the first will be a general overview that will be presented to the Metro Board.



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Long Term Landscaping Plan – next steps (cont'd)

Once the Metro offers its feedback, those comments will be integrated into a more detailed, area-by-area presentation of how our entrances, roundabouts, medians, cul de sacs, Lodge grounds, and open areas would be addressed. This plan will then be presented to the community at our annual meeting for its feedback.

Whoa, Nelly!

Slow down—please! With all of the construction going on in our community, traffic in Cathedral Pines is heavier than normal. With visitors and workers in the area, it is



particularly important to stay within our speed limits. We need to set an example for these new travelers by staying within our laws and preventing accidents with people unfamiliar with our roads.

We have also requested additional speed limit signs to be placed on the side roads (where the speed limit is 25 mph); the County is currently manufacturing them for delivery later this fall.

Let There Be Light(s)

The latest upgrade to the Lodge at Cathedral Pines is the addition of patio lights on the back deck. Patio lights have become an extremely popular addition to wedding celebrations, and a number of this summer's renters have requested them. Because they previously were not supplied by the Lodge, many users rented them on their own and strung wires from the trees nearby. To offer another benefit to wedding parties and to create a more professional presentation, metal poles were installed in the back, cables strung between them and the Lodge, and 200 ft. of lighting was installed. The new lights present a more festive, decorative environment for any type of celebration.

A call-out to Ecton Espenlaub for hanging the cables and lights in his (usual) professional manner



Contact Information

Cathedral Pines Key Info

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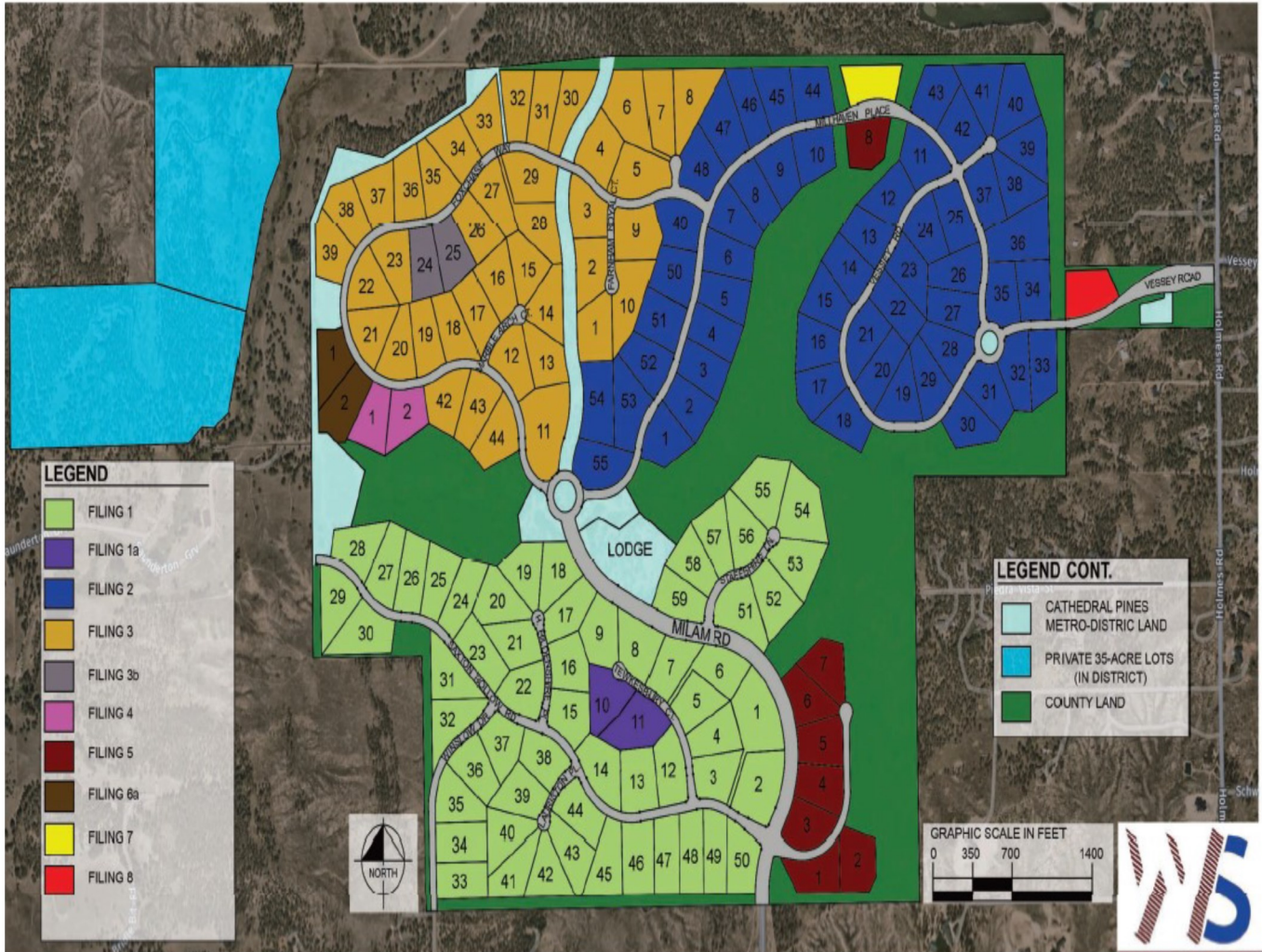
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Community Map

CATHEDRAL PINES METROPOLITAN DISTRICT



Trail Map

