

Cathedral Pines Metro District Newsletter

Long Term Landscaping Plan – Next Steps

As a follow-up to last Spring’s survey, Kimley-Horn has developed the first stage of our community’s long-term landscaping plan. The plan has two stages—the first is a general overview that shows the landscaping plan for various areas of the community, what priority each has for additional work, and which areas will be xeric vs. green. (As a reminder, our community voted resoundingly to have a hybrid approach, with certain areas green with grass and plants, and other areas that utilize rock, stone, and native “dry-tolerant” plants that will require minimal water.) This first stage will be presented to the Metro Board at its next meeting on October 24. 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 along with its budget implications at our annual meeting in February for your feedback.

No action will be taken without community input and support.

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.

(Continued on page 2)

Inside this Issue

- [Long Term Landscaping Plan](#) 1
- [Irrigation Update](#) 1 & 2
- [The Chips Are In!](#)..... 3
- [Upgrade Coming to Our Mailbox](#)
..... 3
- [Let’s All Do “The Wave!”](#) 3
- [The Lodge Chamber of Commerce Event](#) 4
- [Update to Flying Horse North Master Plan](#) 4 & 5
- [Whoa, Nelly pt. Two](#) 5
- [Who Stole our Tree Tops?](#)..... 6
- [Making a Clean Sweep of Things](#)
..... 6
- [Contact Information](#) 7
- [Community Map](#)..... 8
- [Community Trail](#) 9



Irrigation Update (cont'd)

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 was sent to eight firms, including several regional contractors whose primary focus is the installation of these systems. Three firms have chosen not to bid on the project either because it was outside their scope of work or because their work calendar for 2023 is already filled. However, we expect to receive bids from the other five by November 1, 2022. 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 those bids are received, the Metro Board and Warren Management will review them for compliance with the RFP and request any clarifications or revisions if necessary. The Metro Board will then review those proposals at its 11/29 monthly meeting and determine its recommendation.

That plan would then be presented to the community at the Metro Board's annual meeting in February. **No action will be taken without community input and support.**

In addition, the State has established a Grant fund for communities to improve their water efficiency. Colorado Bill HB22-1151 "Turf Replacement Program" calls for \$2 million from the State budget be set aside to (I) ENCOURAGE ITS PROGRAM PARTICIPANTS TO UPDATE IRRIGATION SYSTEMS TO EFFICIENTLY IRRIGATE WATER-WISE LANDSCAPING AS A CONDITION OF PARTICIPATING IN THE ELIGIBLE ENTITY'S TURF REPLACEMENT PROGRAM;

AND

It:: MAY USE THE MONEY TO COVER THE COST OF ALL DESIGN, MATERIALS, PLANTINGS, AND LABOR REQUIRED TO COMPLETE LANDSCAPING AND IRRIGATION SYSTEM MODIFICATIONS TO REMOVE TURF AND REPLACE IT WITH WATER-WISE LANDSCAPING;

(II) ARE ENCOURAGED TO UPDATE IRRIGATION SYSTEMS TO EFFICIENTLY IRRIGATE WATER-WISE LANDSCAPING AS PART OF THE APPLICANTS' PARTICIPATION IN THE PROGRAM;

The bill allows the State to contribute up to 50% of the cost of doing so. Of course, there are no guarantees that Cathedral Pines will be awarded any specific funds, but applications for grant assistance will be available beginning January 2023, and it is the Metro Board's plan to apply for grant assistance with the cost of replacing our current system.



Cathedral Pines Metro District

The Chips Are In!

The second of our semi-annual wood-chipping events was very successful with over one-third of our residents participating. Tall Timbers completed the work in 4-1/2 days at an expense of \$5,400 to the community. (This project was competitively bid, and TT came in as the low bidder.) Mulch was either spread in each participant's yard or disposed of elsewhere.

This event continues to gain in popularity and will likely be repeated in 2023; be sure to keep your eyes (and chainsaws) available for next year's timing! And special thanks to those of you who thinned out your dense Ponderosa seedlings; not only will the remaining trees flourish, but you have eliminated a potential groundfire source.

Upgrade Coming to Our Mailboxes

Just in time for the holiday season, the Metro Board has voted to add a third pedestal mailbox for larger parcels that do not fit into our regular mail slots. The existing two parcel boxes are fully utilized during the holiday season so a third one will be added in mid-November to accommodate more packages.

According to Post Office guidelines, mail carriers are not required to deliver parcels to homes beyond six blocks of the mail center. Our carrier, Jeff, has always been customer-oriented and will often deliver packages beyond this distance, but he is not required to do so.

Any packages that cannot fit into the parcel lockers and are beyond the six-block radius will likely be returned to the Briargate Post Office for pickup, especially if Jeff is on vacation or it is his day off (normally Tuesday).

The new parcel lockers should make life a little easier and convenient for Jeff and many of our residents!

Let's All Do "The Wave!"

Recently at a community meeting, some new residents asked the question "Why don't people in Cathedral Pines wave at others when they are driving by?" Those in the conversation struggled to give an answer; was it because the drivers were preoccupied, didn't recognize them, didn't see them, are shy (Really? Here in Cathedral Pines?), or another reason?

But we all thought it was a good question, and that it would not hurt to encourage others in the community to say "hello" to their neighbors as we walk or drive by. It is a simple gesture but sends a BIG message—that we are friendly, approachable, and welcoming. So, whether you are on the roads, walking the trails, or simply enjoying the scenery, say "hi" to your neighbor with a simple wave of the hand. You might be surprised at the wonders that can do.



The Lodge Chamber of Commerce Event

The Lodge recently hosted a "Business After Hours" for the Colorado Springs Chamber of Commerce. The event went over very well, with several people mentioning they had never been to the property before and didn't even know it was there. The consensus was the venue is beautiful and the Chamber received a lot of positive feedback on the setting. The purpose of the event was to showcase the Lodge to local businesses in an effort to boost weekday corporate events. The Lodge team spoke about the new business model of offering an All-Inclusive experience. Since the All-Inclusive packages offer a one-stop shop for event planning, this allows businesses to leave the event details to our event planning team so they can continue to focus on their business while we provide a wonderful guest experience. The crowd was receptive to the process, and we had a few business owners approach us mentioning the Lodge would be a great location for their future events. Overall, this event was a success and a good investment in the future of the Lodge at Cathedral Pines. The Lodge team is also happy to assist resident events with All-Inclusive Events, if you want to leave the details to us, we can implement your residential venue discount to any of the offered packages for Holiday Parties, Corporate & Social Events, as well as Weddings!



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 several implications for Cathedral Pines and has been something the community's Joint Community Engagement Committee has been monitoring.

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

1. Instead of 1571 total 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.



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

2. **Still no Milam Road connection on the southwest corner of FHN.**
3. Still a new fire station and small commercial area (retail? Gas Station?) on the far northeast corner
4. A 275-room hotel with 50 rental homes as part of the hotel property in a gated neighborhood (Cabanas? Condos? Uncertain.)
5. 204 acres of "open space" but much of this is the golf course, so this doesn't necessarily meet the criteria of open space in the trees.

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.

Whoa, Nelly! Part Two

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 the example for these new travelers by staying within our laws, and to prevent accidents with people unfamiliar with our roads.

As stated last month, we have also requested additional speed limit signs to be placed on the side roads (where the speed limit is 25 mph). The County has begun to install them, and their work should be completed shortly.

Finally, the El Paso County's Sheriff's Department will be placing radar speed signs in the community to show all drivers what their speed is as they drive through Cathedral Pines. These signs are NOT intended to ticket drivers who are going too fast; they are simply informational to remind drivers of their speed as they drive through our community.



Who Stole our Tree Tops?

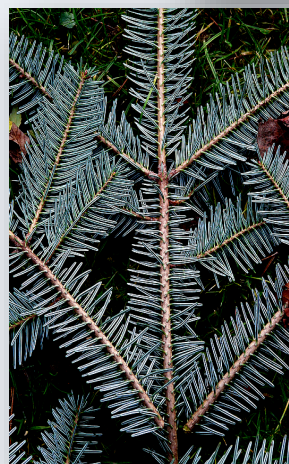
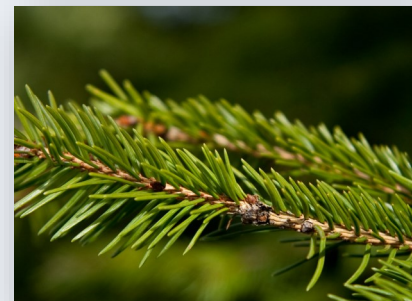
As you are headed into our community mailbox area you may have noticed the tops of our Blue Spruce Trees are missing. The culprit was not the Grinch, but rather a special caterpillar that preys on the sap of those trees. They start at the top of the tree and work their way down, but typically only get 12”-18” from the top. Fortunately, they do not kill the trees but rather just their tops. In light of this, the dead spire of the tree is removed, nearby limbs are cut back to allow a dominant branch to assume the role of the new spire. The tree should look more normal in 2023 and will be sprayed next Spring to prevent a recurrence.

As you may recall we also lost one of the spruces at that entrance in 2021 and it was replaced earlier this year by a new one. Unfortunately, that new one did not survive (for an unknown reason), but it is under warranty for one year and was removed in September. A new one will be planted in 2023 under that warranty.



Making a Clean Sweep of Things

As you drive down Milam and around the Milam/Millhaven roundabout, you may notice the absence of those pesky pine needles in the road (at least for now). For the second time this year the El Paso County Dept. of Public Works sent its street sweeper through the community to remove the pine needles and gravel that invariably build up there. We will continue to request this service twice annually to keep our roads clean and safe.



Contact Information

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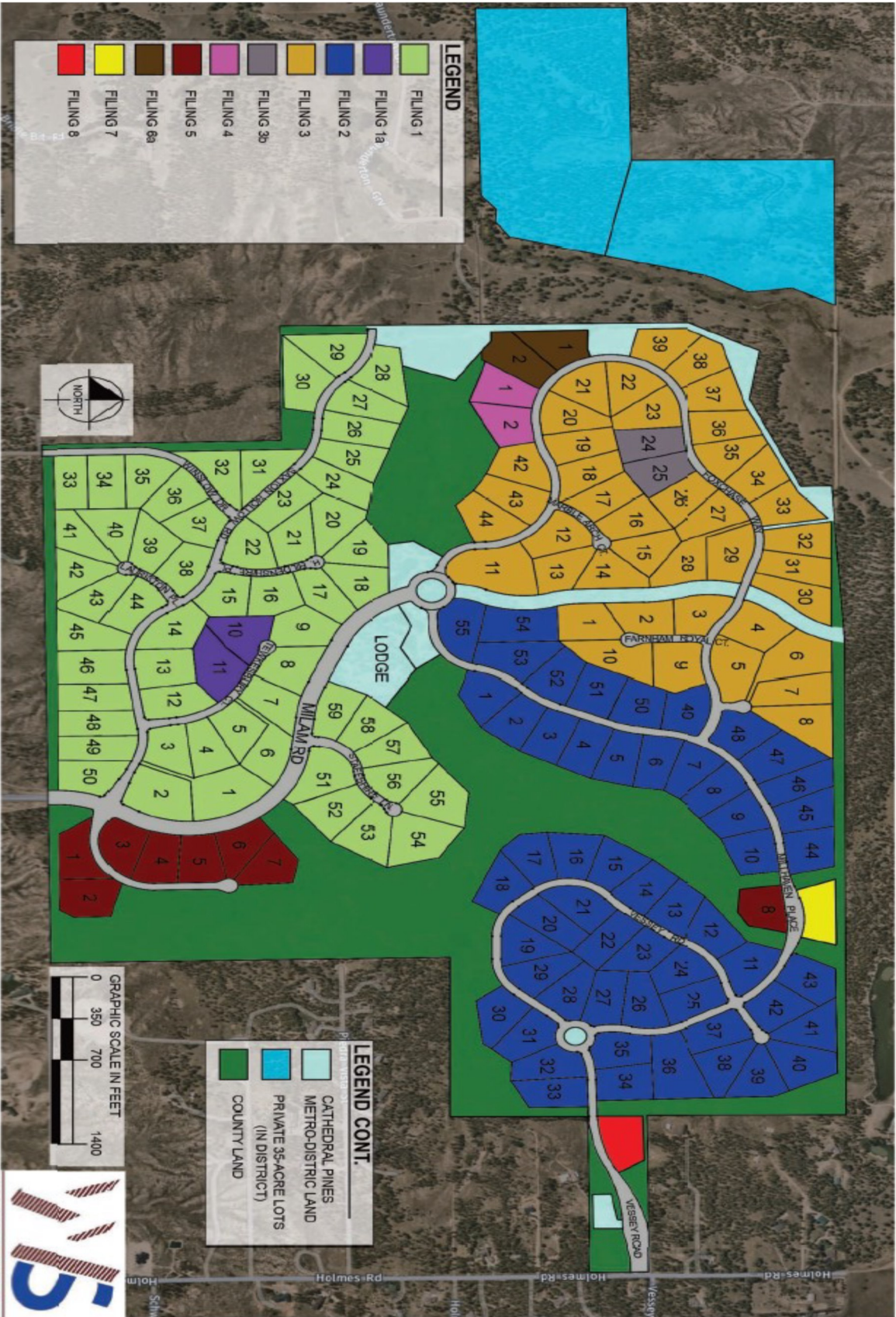
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Community Map

CATHEDRAL PINES METROPOLITAN DISTRICT



Trail Map

