

REMINDER: SIGN UP CHIPPING EVENT TO TAKE PLACE NEXT WEEK! See bottom of Page two for more



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Welcome to the latest edition of the Cathedral Pines Metro newsletter! Lots to talk about in this issue. Despite the fact that Jack Frost, unlike Elvis, won't leave the building, Spring is theoretically here so there are a lot of landscaping-related issues to cover. In addition, we want to share the feedback we received from the Community Survey—we had over a third of our residents give us their thoughts on important issues and performance feedback. The comments that people offered were very helpful and informative—thanks to those of you who responded.

There were a total of 65 respondents to the Metro section of the questionnaire. In general, **one conclusion is the Metro Board needs to improve communicating key issues and information to our residents.** Posting at the Mail Kiosk and these Bi-Monthly Newsletters are the primary sources for residents to gain knowledge of the Metro projects and goals and other information that affects our community.

**The second conclusion is there is continued confusion regarding who has responsibility for which projects—the HOA Board, the Metro Board, the County, and, in this year's case, our postal service.** This certainly can be confusing, especially to those new to the community. In some cases, feedback was given in the HOA section regarding Metro's responsibilities, and in other cases, vice versa. This led to confusion regarding the Management companies each uses (the Metro uses WSDM—formerly named Walker Schooler--and the HOA uses Warren Management). The good news is that both Boards have a good working relationship, so any questions or concerns get answered or addressed in both newsletters.

### Metro Board Response to Survey Comments/Concerns

The overall issues identified in the survey were concerns over the road conditions, landscaping of the Milam median, and security at the mail kiosk. More than 50% of the respondents had no comments about the Metro Board or its performance.

**Road Conditions** — The Metro Board does not have the responsibility for the community's road conditions, which rests with the County's Department of Public Works and Engineering Department. We are an open community (meaning not gated and open to public traffic); therefore, the County has the maintenance responsibility, which is paid for through our tax dollars. However, the Board has made numerous requests to the County to repair our roads, fill potholes and ditches alongside the roads, and sweep the streets, but most remain unanswered or with no firm timetable.

The best way to continue pursuing these issues is for individual residents to submit requests to the County's Citizen Connect website (<https://citizenconnect.elpasoco.com/>) and register complaints there.

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**The good news is that the County plans to slurry seal Milam Road either in 2024 or 2025, based on funding availability.** Slurry seal is applied in order to help preserve and protect the underlying pavement structure and provide a new driving surface. Roads chosen for slurry seal applications generally have low to moderate distress and narrow crack width. Slurry seal applications serve to seal the cracks, restore lost flexibility to the pavement surface, provide a deep, rich black pavement surface color, and help preserve the underlying pavement structure. Slurry sealing generally has a life span of 7-8 years before repaving is required.



Example of a nearby road that has been slurry sealed.

**Landscaping**—Work on replacing our irrigation system did not start until last fall. The irrigation installation work ended in early November when the water pipeline needed to be shut down for the winter and it was too cold for plantings to be done. Work has restarted as of May 2024; 101 Landscaping, responsible for installing the irrigation system, has installed the controller and is now working on activating each zone to complete their portion of the project. The next step will be to install the plantings.

The Metro Board reviewed several bids from multiple landscapers to complete the landscaping and design of the Milam median project, which includes replacing the Kentucky Bluegrass in the median with a less “thirsty” variety (fescue); planting the flower beds and shrubs; adding mulch, stone and boulders; and adding the finishing touches to the median. The Metro Board awarded the contract this year to LandTech (who is the current contractor for our landscape maintenance). That work will begin once the irrigation system is activated this May and should be completed by mid-summer. A schedule will be posted and updated on <https://cathedralpinesmd.colorado.gov/>, as the project progresses.

**Another respondent suggested we reduce the reserve fund and utilize those funds to reduce the mill levy.** Two years ago, the Board hired an independent risk specialist to evaluate whether the Metro District had any areas of financial exposure. The company identified several areas of concern, and consequently recommended the Board set aside funds annually for unexpected major expenditures. As a result, the Board started accruing \$50,000 per year from our operating budget as a Reserve fund for those projects.

The funds were used last year to implement Phase One of our Milam median landscaping. That project alone is expected to cost approx. \$400,000 when completed and will be funded completely through our annual operating budget, the reserve funds, and a state grant. This year the Reserves are being used to pay for additional landscaping on the Milam median; refinishing the front of the Lodge; resealing, striping and repairing the drive from Milam Road to the Lodge entrance; replacing the Lodge’s primary A/C unit which has worn out; and building the decorative security fencing around the mail kiosk. As you may recall, unlike the HOA, the Metro District is not allowed to implement a special assessment, and without the Reserve and Contingency funds in our budget these projects could not be completed.

**Mail Kiosk Replacement and Security**— In short, the delay in replacing the vandalized mailboxes was due to new USPS standards, which would have caused us to have to rebuild the mailbox kiosk to accommodate new, larger mailbox dimensions. We were very fortunate and thankful that our carrier was able to locate used replacement units that met our existing dimensions, saving our district thousands of dollars.

The parcel lockers were damaged by an automobile accident and all three units needed to be replaced. They were covered by insurance, but the claims process took time, as did ordering and installing the new units. They are now in place and have been keyed by the USPS and are now operational. The old damaged units will be removed shortly.

Earlier this year the Board appointed a committee to study how to improve mailbox security. They looked at several options, including installing video cameras or moving the mailboxes closer to the Lodge, but both of those possibilities had significant downsides.

**The committee feels the best solution is to install decorative fencing around the entire area with gates allowing access only to residents and postal carriers.** This requires USPS approval, compliance with ADA access requirements, requesting bids for the project, and solving the access issue (key cards, key fobs, key codes, etc.). The Board received approval from USPS to move forward with fencing; we are now in the process of determining the proper access setup.

**Other Topics and Concerns—Removing cattails from both the Lodge area and Vessey ponds.** Every year, the Board approves our pond management company to maintain water quality through algae treatment and fish stocking as necessary. We are getting bids to remove the cattails in selected locations. Some cattails improve the pond ecosystem by attracting birds to reduce mosquitos and improve the water quality, so not all will be eliminated.



The community survey addressed the Vessey Pond situation two years ago, and those who responded voted **not** to fund dredging them or removing the cattails. However, the Board has asked for a proposal to remove the brush in the pond inlets and outlets, which are blocking the flow in and out of the detention (Upper Vessey) and retention (Lower Vessey) ponds. That will be voted upon at the May Metro Board meeting.

**Communication issues with the District's management company,** which is WSDM. In some cases, the HOA's management company is confused with that of Metro, which has a different management company. If you have a specific instance, issue, or concern with the Metro management company, WSDM, you can reach out directly to [rebecca.h@wsdistricts.co](mailto:rebecca.h@wsdistricts.co) (Rebecca Harris, District Manager) or any of our Board Members, whose contact can be found on the website.

**Comment on “the landscaping project was shoved down our throat,” and the mill levy should be reduced.** The Metro Board DID reduce the mill levy this year and plans to continue reducing it as future budgets may allow. The community overwhelmingly approved the landscaping project based on a survey conducted two years ago.

Thanks again to those of you who completed the survey and those who also volunteered to assist with projects that arise. If you have friends or neighbors who have not yet signed up for the Metro newsletter, please direct them to the Metro District website, where sign-up is easy.

The Board takes your feedback seriously and will work to better communicate our priorities, project status, and spending issues. We continue to be financially responsible while working to improve our neighborhood and the value of our homes.

## **Don't Forget to Register for This Year's Chipping Event!**

As we do each Spring and Fall, the Metro Board has hired Tall Timbers to collect brush and slash as part of our Chipping Event. **Tall Timbers will be coming through the community beginning Tuesday, May 28,** to collect all branches, etc., left on the curb. That brush can either be disposed of or chipped into mulch and left in your yard for other use; you just need to let our District Manager know if you would like the mulch to be left there (see below for more details).

There are some requirements though, and it is appreciated if we adhere to them. They include:

- Piles of slash should be no larger than 5 ft. x 5 ft. x 5 ft. If you have more to be removed, please create a second pile nearby.
- Piles should be within 10 ft. of the street.
- The maximum diameter of branches should be no greater than 10”; the chipper cannot accommodate a larger size. For larger diameter, you will need to break it up in smaller chunks.



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- Be sure to register for this service by clicking this link - <https://form.jotform.com/231226496418055> or you can go to the Cathedral Pines Metro website at [cathedralpinesmd.colorado.gov](http://cathedralpinesmd.colorado.gov) and use the link at the top to fill in your request. Because the chippers are booked throughout the summer, we cannot make last-minute additions to homes requesting service that would delay their work in other communities.

There will be another opportunity later this fall to have your yard debris removed. It is currently scheduled to start on Monday, 9/30, and the same rules will apply.

## **Black Forest Slash/Mulch Station is Now Open!**

After several delays, the El Paso County Slash-Mulch Site opened Saturday, May 11. It will be open the following hours through August:

Tuesday evenings: 5:00 p.m. – 7:30 p.m.

Thursday evenings: 5:00 p.m. – 7:30 p.m.

Saturdays: 7:00 a.m.- 4:00 p.m.

Sundays: Noon – 4:00 p.m.

The major changes this year to be aware of are:

1: The site does not accept bulk pine needles. (It is OK to have green branches with needles or dead branches with needles. In those cases, the needles are a small part of the wood fiber for the whole load and are not a problem.)

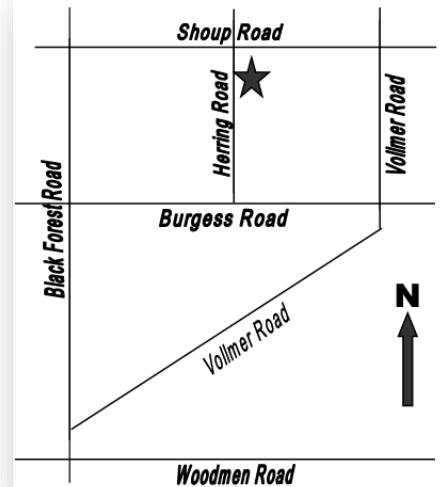
Instead, homeowners can rake needles 10 feet or so away from their homes for fire control, and they can leave up to 4 inches of needles in most areas for weather protection for the soil and nutrients for their ponderosa trees. There is no need to remove all the needles from their property. Insurance companies may ask for this, but the Slash/Mulch site cannot handle all the pine needles delivered there.

2. Maximum length accepted: 6 ft. Maximum diameter: 8 in.

3. The fee will be \$10 to drop off any size load.

4. Loyalty cards will be available. \$50 for 6 loads into the site.

The Black Forest Slash/Mulch station is located at the corner of Shoup Road and Herring Road.



## **Lodge Improvements Coming Our Way**

As many of our residents know, the community lodge was built in 2006 so it is nearing its 20th anniversary. While the lodge is still a beautiful facility and an asset to our neighborhood, it is starting to show its age. Therefore, several projects are underway to bring it “back to life.”

First, earlier this month, the east-facing exterior (i.e., front entrance) pillars and beams were refinished to re-establish a fresh appearance. As usual, the Board solicited several bids on the project, and it was awarded to DoneRight Painting, which completed its work in late April.

Second, as part of its normal periodic maintenance, the drive from Milam Road to the lodge's front entrance will be resealed, and the asphalt cracks/potholes will be repaired. Again, multiple bids were solicited, and C&H Asphalt was awarded the contract. This work is scheduled for mid-July, when there will be no events at the facility during the curing period.



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Third, the stone area in front of the mail kiosk will be removed and replaced with asphalt, significantly improving that area both aesthetically and safety-wise.

Finally, the parking area (which was extended two years ago with gravel) will also be asphalted to add more or better parking stalls. Once that is completed, all the parking stalls will be re-striped.

Because none of these projects are recurring, they are being paid for through the Metro District's Reserve fund.

The last project required at the Lodge is to replace one of the three air conditioning units, which is inoperable. This unit was installed when the lodge was built, and therefore, replacement parts are no longer available. Multiple bids are being solicited, with an anticipated completion date of early-mid June (no contract has been awarded yet). Again, the expense will be paid for through the Reserve Fund.

**Bookings for the Lodge continue to be strong, with revenues exceeding \$120,00 year-to-date.**

## **New Landscaping Contract Awarded**

As part of the Metro Board's plan to open our major contracts for bid every three years last fall, we solicited proposals for our 2024 mowing and landscaping contract. Rick Stauch headed this project, and, working with WSDM (our District Manager, Rebecca Harris), we sent our Requests for Proposals to several landscaping companies, including our current provider, A Cut Above Landscape. Several companies responded with formal proposals, which were then vetted by Rick.

One of the new objectives the Board had set was to seek a contractor that could provide more than basic mowing and snowplowing services. In light of the multi-year plan to improve our community landscaping, which was approved in 2022 by our residents, one of the new requirements for the provider is to do landscape design, plantings, and other services in addition to the basics.



After several revisions to the proposals to "fine tune" the services being offered and the cost, the Board made the decision to move to LandTech Landscape Maintenance effective January 1. Landtech is a well-established Colorado company, having been operating for 37 years, with three in-state locations—Loveland, Denver, and Colorado Springs. Landtech has the capability to perform all of our required outdoor maintenance of Metro Property, including turf care (especially important with the work being done on the Milam median), fertilization, weed control, pesticide application (as needed), tree and shrub trimming, irrigation system maintenance; flower, tree and shrub planting; insect and disease control; and during the winter, snow removal. They perform all these services themselves, as they do not subcontract their work. Landtech also employs an extensive fleet of modern equipment with certified and licensed technicians. A Cut Above has served us well over the last four years, but the Board felt Landtech Landscaping would provide a better scope of services.

## **Update on The Estates at Cathedral Pines**

As most of you know, Villagree Development Corp. purchased the 35-acre property directly north of Saxton Hollow (which was damaged in the Black Forest fire) in 2022. Shortly thereafter, all of the dead trees were cleared, and the property was prepared to be developed by Villagree into a small upscale community. Since that time, Villagree has proposed an 8 property upscale development called The Estates at Cathedral Pines.

This new gated community is composed of eight 3 – 4-acre homesites. The project is nearly complete with El Paso County Planning, and the initial homes are already in the design phase – ranging from 8,000 sf to 12,000 sf. Villagree anticipates the initial groundbreaking to begin this summer. The prestigious homesites are strategically placed with beautiful front range views of Pikes Peak, Air Force Academy, Cheyenne Mountain, Palmer Lake outcroppings, and the majestic spires at Garden of the Gods, all with the consideration of minimizing the obstruction of those homes already built to its north.

# CATHEDRAL PINES METROPOLITAN DISTRICT—MAY NEWSLETTER

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Covenant-protected with an HOA independent of Cathedral Pines itself, access to The Estates will be on Winslow Road and will include snow plowing of the private roads and driveways, and options for secondary buildings, sports courts, party barn, etc. While there has been substantial interest in the development, not all lots have been released yet. If you desire more information, visit <https://villagree.com/Estates/> for the development site plan and features of the new community.



(Site Plan subject to change)

## Oh, Poo!

One of the concerns expressed by regular trail walkers is the amount of dog waste left on the trails, especially after heavy usage in the summer. Whether it is the waste literally left on the trail, waste bags left nearby, or other litter deposited there. In an effort to curb this poopy situation, the Metro Board has approved installing several waste stations along the trail for the waste to be deposited. Although we hope most dog walkers already carry their own waste bags, in case they are forgotten or already used, the stations will offer disposable bags and baskets to deposit the waste. Maintenance of the stations will be conducted as part of our new landscaping contract. While the final locations have not yet been finalized, the hope is to have these installed sometime in late Spring when the ground is suitable for installation.

## Is There Someone You Would Like to Memorialize?

In a new program for 2024, Cathedral Pines will install several new wrought iron benches along our trail system. The benches will be placed at strategic points along the trail—near our lower ponds on Milam, where viewing of Pikes Peak and other natural phenomena is "special" or where walkers would appreciate simply a good rest.

Each bench will be of the same design as the others near the Lodge:

Residents of Cathedral Pines have the opportunity to purchase one of these benches with a plaque dedicated to someone special they would like to acknowledge. The cost to the participants is \$1,700; this includes the bench itself and the plaque (which the district will order on their behalf based on their desired wording). The Metro District will install the benches, secure them, and maintain the areas around them. Specific locations will be announced shortly.

Four residents have the opportunity to purchase the dedicated benches; however, two were committed shortly after the program was announced at the Metro Annual Meeting. If you are interested in purchasing one of the two remaining benches, please contact Rebecca Harris at WSDM ([rebecca.h@wsdistricts.co](mailto:rebecca.h@wsdistricts.co)).





## Tree Health Suggestions

This is a heads-up for newcomers to the Black Forest area as you look over your land. Don't start out by cutting those deformed-looking trees. Sometimes, those distorted trees are dwarf mistletoe trees that grow in a gnarled fashion as a result of being infected with a small parasite (*Arceuthobium Vaginatum*) that affects Ponderosa and Lodgepole pines. It is called dwarf because it has no leaves, and those trees are not particularly keepers, however, you may want to keep them for needed shade, knowing that the mistletoe will spread about one foot per year since only 1% of the hydro-ejected seeds will grow. Or your less-than-perfect tree may have been damaged by another larger tree falling on it, and it managed to struggle out from under and head for the sun. Sometimes, a buck chooses a small pine to scrape his antlers and damage the branches. Or you might be fortunate enough to have a Native American Prayer Tree, also known as a Culturally Modified Tree. You will see one occasionally around the Forest.

Some Ute elders call these Prayer trees or Spirit trees. They believe that the Spirit trees connect them to the spirits of their ancestors, and the prayers of their ancestors are still inside the trees. Other tribes came through the Black Forest and have been known to modify trees in similar ways. One of the largest Burial Trees in the area has since collapsed from its own weight but was most impressive. Trail marker Trees are often seen pointing toward Pikes Peak or some other desired destination point.

*Thanks to Terry Stokka of Friends of Black Forest for this information*

## And the Battle Between the FTC and Grocery Giants Continues...

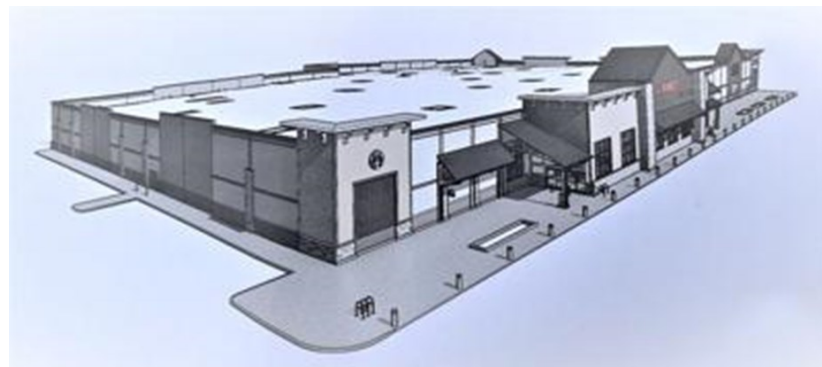
Knowing how many of our residents' shop at local King Soopers (owned by Kroger) and Safeway stores, we have been trying to keep you up to date on the proposed merger of Kroger and Albertson's (who owns Safeway). In the latest development and newest proposal to the FTC, a total of 91 Safeway locations in Colorado would be sold to C&S Wholesale Grocers under a new agreement in the ongoing saga. The new plan involves selling 579 Kroger and Albertsons stores in markets where they overlap to C&S, a New Hampshire grocery supplier and operator (under the Piggly Wiggly brand).

Under the new plan, C&S would purchase 91 Safeway locations in Colorado under a license agreement and continue to operate the locations under the Safeway banner, according to a press release from the companies. C&S would also get access to some private-label brands in the stores.

There are currently 103 Safeway stores and two Albertsons stores in Colorado. Kroger — operating as King Soopers and City Market in Colorado — will re-banner the 14 retained Albertsons and Safeway-bannered stores in the state following the closing of the merger, the companies said in the release. Exact details regarding which 14 Safeway locations in Colorado will be re-bannered to King Soopers and/or City Market are not known at this time.

It's unclear if the new plan will satisfy regulators. In February, the U.S. Federal Trade Commission sued to block the \$24.6 billion merger between the grocery giants, saying the lack of competition would lead to higher grocery prices and lower wages for workers. Colorado Attorney General Phil Weiser has also filed a lawsuit to block the merger.

Kroger and Albertsons announced their planned merger in October 2022. The companies say it's necessary to better compete with Walmart, Amazon, and other big rivals.



*This is an artistic rendering of the 118,000 sq.ft. King Soopers building under construction on the corner of Northgate Boulevard and HWY. 83.*

**Fiber-Optic Internet Option Coming to Cathedral Pines!**

While residents of Cathedral Pines currently have only one cable/ internet option—Stratus IQ—a second one is on our doorstep.

Mountain View Electric is expanding its fiber-optic internet to our part of Colorado. Orange spools of fiber-optic cables and cement-walled fiber huts may not look like much, but they represent the progress being made to bring high-speed internet access to 100% of Mountain View Electric Association’s co-op members over the next four years.



Members in portions of Black Forest, Colorado Springs, Peyton, and Simla have received notifications about broadband-related pole audit and fiber network construction activity in advance of crews. These are important notifications as they signify that those areas are being prepped and scheduled for fiber construction. If you receive one of these notifications, residents can visit [www.ConexonConnect.com](http://www.ConexonConnect.com) to look at available service options, sign up, and check for service availability in your area. Latest projections show the completion of our project this summer. However, like all projects of this scope, they are subject to weather and other delays.

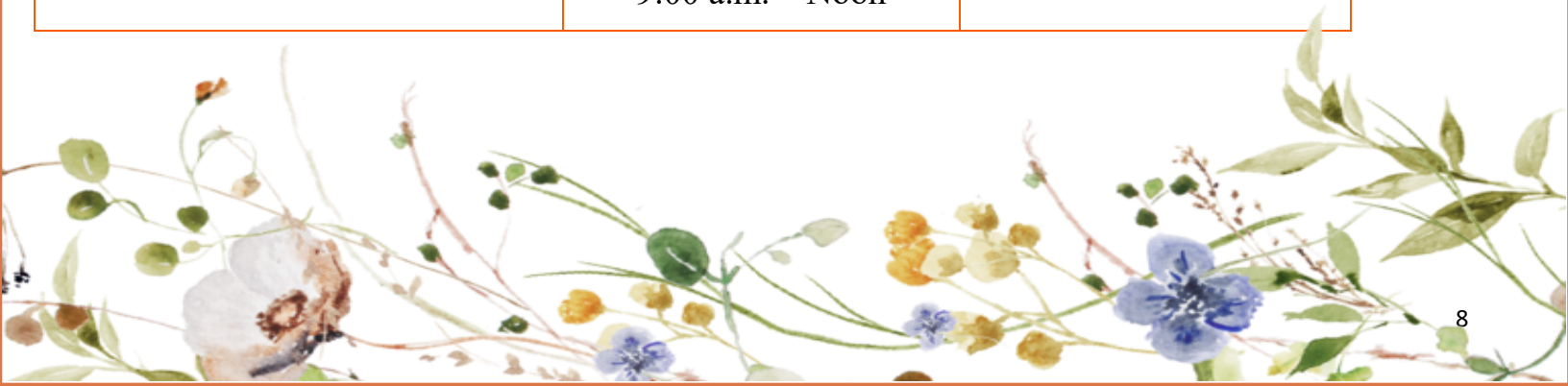
**2024 Community Volunteer Activities**

One issue that was raised at the Metro Annual Meeting was the lack of residents’ awareness of the need for volunteers for certain community activities. In an effort to improve the communication, effective this month the Metro Boards will be publishing an events calendar that details social and volunteer activities for the balance of 2024. In those areas where volunteers are needed, we will also include contact information for individuals to sign up. Volunteering is great opportunity to meet your neighbors and help improve our community. Most volunteer events take place on the weekend and seldom require more than 2-3 hours of your time—or less with more volunteers! So please sign up—we all need to chip in to help maintain and improve the scenic, wonderful community we live in.

Thanks in advance—we appreciate your help!

**2024 Community Volunteer Activities (Dates Subject to Change)**

Shoup Rd. Litter Pick-up II	To Be Announced	Sponsored by the HOA Board
Barn Area Clean-up	Saturday 9/21 9:00 a.m.– Noon	Sponsored by the Metro Board
Rain Date	Saturday 9/28 9:00 a.m.—Noon	





## Cathedral Pine's Capital Projects

Project	Status	Information
Milam Landscaping	In Progress	We'll provide the design drawings for what is going to be happening
Varnish exterior of Lodge	Completed	The board approved revarnishing the front of the Lodge. We are waiting for additional proposals for all sides of the lodge.
Repair seal and tripe Asphalt at the Lodge	Approved Schedule: July 8th-15th	The board received three (3) different proposals and approved one for the following work: restriping, resealing, crack fill, adding a parking section, asphalt work in the gravel area by the mailboxes, and the trenches on Milam.
Security for the Mail Kiosk	In Progress	The security committee is working with the post office and have provided drawings on a proposed perimeter fence for the mailbox kiosks and waiting for USPS feedback.
Bench Memorial	In Progress	If you are interested in memorializing a loved one with purchasing a bench to be placed along the walking trail, please contact Rebecca Harris ( <a href="mailto:rebecca.h@wsdistricts.co">rebecca.h@wsdistricts.co</a> )
El Paso County Road Conditions	County Responsibility	The roads are the responsibility of El Paso County. If you would like to file a complaint regarding potholes, please contact <a href="https://citizenconnect.elpasoco.com/">https://citizenconnect.elpasoco.com/</a>

## METROPOLITAN DISTRICT 2024 MEETING SCHEDULE

**The Metro Board meets every third Tuesday of the month in the Cathedral Pines Lodge at 9 a.m.\***

**Tuesday, June 18**

**Tuesday, October 15**

**No meeting in July**

**Tuesday, November 19\***

**Tuesday, August 20**

**Tuesday, December 17**

**Tuesday, September 17**

**\* Regular Meetings start at 6 p.m.**

**\*\* All dates subject to change. Any changes will be announced on the community bulletin Board and via e-mail to those who have signed up for the Metro District e-mail list.**

(Note that if you are already on the HOA e-mail list, you are NOT necessarily on the Metro e-mail list. They are not shared and you must register for each.)

Not on the Metro e-mail list? It is easy to sign up—just go to the Metro District website at [www.cathedralpinesmd.colorado.gov](http://www.cathedralpinesmd.colorado.gov) /and click the “E-Mail Sign-up” tab in the blue bar at the top. It takes seconds and your e-mail address is not shared.

# Cathedral Pines Metropolitan District

## Contact Information

### Cathedral Pines Key Info

Metropolitan District Website: <https://cathedralpinesmd.colorado.gov/>

#### Cathedral Pines Metro District Board of Directors

**General Board Contact** — [board@cathedralpinesmd.com](mailto:board@cathedralpinesmd.com)

Office	Name	Term Expires	Phone	Email
President	Bill Heeter	May 2027	920-205-5605	<a href="mailto:Bill.H@CathedralPinesMD.org">Bill.H@CathedralPinesMD.org</a>
Vice President	Rick Stauch	May 2025	719-260-9236	<a href="mailto:Rick.S@CathedralPinesMD.org">Rick.S@CathedralPinesMD.org</a>
Treasurer	Kevin Combs	May 2027		<a href="mailto:Kevin.C@CathedralPinesMD.org">Kevin.C@CathedralPinesMD.org</a>
Secretary	Ecton Espenlaub	May 2025	719-822-0410	<a href="mailto:Ecton.E@CathedralPinesMD.org">Ecton.E@CathedralPinesMD.org</a>
Member at Large	Chris Meacham	May 2025		<a href="mailto:Chris.M@CathedralPinesMD.org">Chris.M@CathedralPinesMD.org</a>

#### The Metro District Management Team

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Rebecca Harris	Office: 719-447-1777 Cell: 719-266-3189	or	<a href="mailto:Rebecca.h@wsdistricts.co">Rebecca.h@wsdistricts.co</a>







# Trail Map

