

**AUGUST– 2023**



**Volume No. 2**

**Board Vacancy.....1**  
**New Lodge Website .....2**  
**Storage Shed Cleanup .....3**  
**Irrigation/ Landscape Update .....3-4**  
**Road Chipping .....5-6**  
**Chipping Event .....6**  
**Property Taxes .....6-7**  
**Medicine Disposal .....7**  
**Kettle Creek North Dev .....7**  
**New Amphitheater .....8**  
**InterQuest Pkwy .....9**  
**Contact Information .....10**  
**Community Map .....11**  
**Trail Map .....12**

## Open Seat on Metro District Board!

The Cathedral Pines Metro District Board is in search of a new Board member due to Debbie Perry's resignation at the June 20<sup>th</sup> meeting.

According to State regulations, the current Board has 60 days to appoint a new director to fill the open Director's position. The new Director will complete the Vacant term that Debbie Perry was elected to in the May 2022 election, which ends in May 2025. The Board announcement was sent through an email blast and is posted on the website with a job description and application instructions. Unfortunately, no applicants have expressed interest by the August 1 application deadline. The position will continue to remain vacant until candidates can be appointed through committee interview and appointment by the current Board.

If you have an interest in serving on the Metro Board and want to complete an application, please contact Rebecca Harris at WSDM - District Managers. Each candidate is highly encouraged to read the Job Description and draft Code of Conduct posted on the Cathedral Pines Metro Board website found here: [Board Vacancy](#). Also, if you are interested and desire more information, please feel free to contact any of the current Board members. **Contact Information can be found on page 10 of this Newsletter.**

In the meantime, the Board elected Kevin Combs as its new Treasurer. Kevin was elected May 2023 and has previously held this role on the Metro Board. Kevin has extensive experience in financial management and was the chief proponent of the Board building our financial reserves for the future. Thanks, Kevin for assuming these new responsibilities!



*New Cathedral Pines Lodge Website!*

## **Our New Lodge Website is Now Online! Check it Out!**

Earlier this year the Metro Board evaluated the performance of the Lodge rentals and attempted to identify why sales had not rebounded from the COVID-related decline. Several factors were identified, including the frequent changeover in Lodge management; a move toward more online rather than in-person venue searches and tours; the time lag between reserving the facility and the actual rental, which can often be up to a year; the lack of community awareness of our facility and its advantages; and a website and online marketing effort which was dated and targeted primarily wedding-related rentals.

To improve its performance, the Board reorganized the responsibilities of the Lodge Manager (Shalece Buchholz) to focus her efforts on tours and day-of-rental supervision and made the decision to hire an online marketing firm to redesign our website and monitor and report website activity.

The result is an entirely new Cathedral Pines Lodge website which we are proud to introduce. Check it out at the following link:

<https://cathedralpineslodge.com>

One objective of the website is to broaden our positioning to emphasize how our Lodge is a great venue for a variety of occasions, including family get-togethers, wedding-related ceremonies, corporate events, holiday celebrations, and other special occasions. Three other important goals of the new website are to increase awareness in the community of the Cathedral Pines Lodge; to target businesses for daytime and off-season rentals; and to be able to measure website activity and conversion rate from “interested” to actual bookings. One of the related objectives is to significantly improve our awareness on Search Engines so our Lodge appears more frequently in Google, Yelp, Facebook, Twitter, and other searches.

Part of this new online marketing program includes frequent updates to our website to keep it more relevant and interesting. Included on our website are 360-degree videos of the venue aimed at two target audiences: bridal/wedding parties and offsite business meetings.

The last element of the marketing program is a series of printed brochures, that will highlight the benefits of renting our Lodge. We will be conducting a mailing of these professionally designed fliers aimed at these same target groups.

A big positive about our Lodge rentals is the fact that our residents are using the facility more and more for a variety of family activities and community get-togethers. In 2022 the resident rentals virtually doubled over the prior year, and so far in 2023, we are on track to exceed the 2022 resident usage. And considering the rental rate to residents represents over a 90% discount vs. non-resident rentals, you can understand why!

**If you are interested in booking the Lodge, please contact Shalece Buchholz at [thecplodge@gmail.com](mailto:thecplodge@gmail.com)**

## Calling All Resident Landscapers—We Need Help!

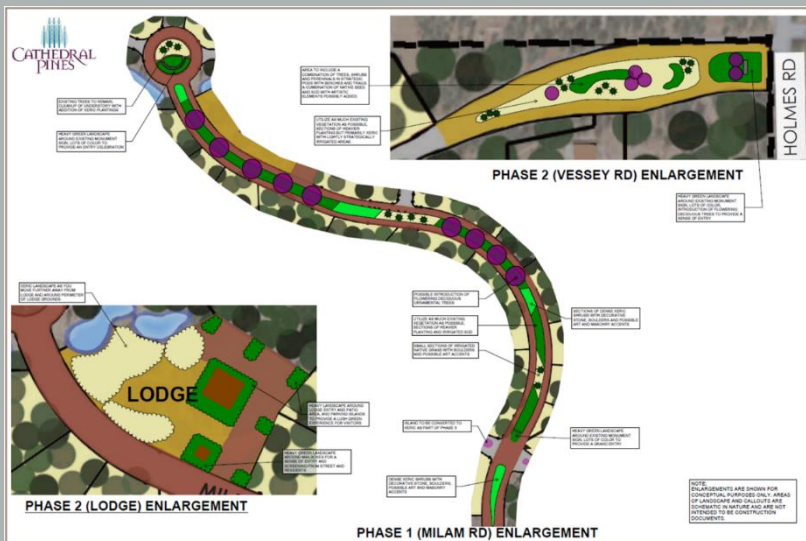
If you are one of those individuals who regularly uses the Vessey/Holmes Road entrance/exit from Cathedral Pines, you have seen the dead trees, bushes and misc. materials slowly accumulate next to the community storage shed. The storage shed is the yellow aluminum building on the south side of Vessey set back from the road. It was used to store our landscaping equipment, but since that is now outsourced we are renting out the facility to our landscaping company. Remnants of the Black Forest forest fire still abound there as there has never been a concerted clean-up of the area. Well, that is about to change.

**The Metro Board has scheduled a Storage Grounds Clean-Up for Saturday, September 9th from 9 a.m.-12 p.m.** The primary purpose will be to collect all dead tree stumps, branches, seedlings, and other debris from the area and have it removed as part of the Fall Chipping Event to be held later in September. We are looking for resident volunteers to bring their clippers, shears, pruning saws, and other landscaping tools and join us in cleaning up the area. The work isn't too difficult, the time commitment is up to you—you may come and join us for just part or all of the activity--and it is a good opportunity to clean up the area of the community which sorely needs it, and join your neighbors and friends for some social interaction. The Metro Board will provide trash bags, water, and misc. tools for the volunteers.

**Please mark your calendar for Saturday, September 9 and plan to join us!**

We hope to see you then--the more the merrier (and the less time it takes us all)!

## Milam Median Irrigation/Landscaping Update



Work has begun on the Milam median, with the focus of the area being landscaped going from the Lodge entrance to the south of Staffshire. This includes removing the grass, leveling the ground, and trenching for the new irrigation water main and sprinkler system. This portion of the median is designed to be a hybrid of low-water planting areas, gravel, mulch, accent boulders, and plantings, with an inviting gravel path meandering through the existing trees. The new sprinkler system will include the entire median from Saxton Hollow down to the main traffic circle. Initially, the

median beyond the focus area will be overseeded with fescue grass after the installation of the new sprinkler system. The design will reduce water consumption by reducing or eliminating the need for watering where there will not be plantings and using native/low-water, low-maintenance perennials that will add color and interest. We are hoping to leave the plantings near the Cathedral Pines signs as they currently are.

Most of the planting areas will include penstemon, *Salvia Sylvestris* (meadow sage), *Coreopsis verticillate* (daisy-like), and Yarrow, in either mixtures or single species. There will also be some

groundcover such as Woolly Speedwell that have some depth and attractive flowers. Accents in the non-planting areas will be small bushes, plants such as day lilies, ornamental grasses, and boulders with plantings at their base. The goal is to select plants that will thrive in our environment here in Cathedral Pines, add color and interest, be low maintenance, and only require light watering once they are established. If you have plants that you have had good success with here and would like to recommend for consideration, please email [Ecton.E@CathedralPinesMD.org](mailto:Ecton.E@CathedralPinesMD.org) with the plant name(s), a picture, and if you think they would be a good large area planting, an accent, or a ground cover.

Water is currently turned off along the Milam median and the Millhaven island (no free car washes) as part of this project and also due to leaks on each side of the road. The leak on Millhaven is under the road and will be dug up and repaired. The leak on Milam is in the old sprinkler system in the median near Staffshire and is in a line that will be abandoned. Most of our water main leaks have been on Milam and were the initial driving force for the new irrigation system since the current water main is a six-inch cast iron pipe buried ten feet down that costs \$10,000 or more each time to repair when there is a leak or a valve fails. The new system will be 2-inch PVC pipe about two feet down in the median and below the frost line, which will make detection and repairs much easier. Since the system is drained each fall there is no need for the deeper water main.

The new sprinkler system will have a central control which will make automatic adjustments and monitoring much easier than working on each of the 24 zone controller nodes as well as being more water efficient. The heads will target the areas to be watered better, which should reduce overspray and are expected to only run at night. **It is anticipated that the new watering system, with changes in grass species and including more native plantings, may reduce our water consumption by up to 60%.** The focus area is more than 500 yards long and the total length is over 1,000 yards.

**Finally, the Metro Board is pleased to announce that we applied for and have been awarded a \$40,000 grant from the State to assist us with this irrigation replacement project!** (Special thanks to Rebecca Harris at WSDM - District Managers for writing our proposal and guiding it through the State's decision-making process.) The district was notified in May that we were awarded the grant; we simply need to submit proof of work to the State to be reimbursed. In addition, there will be a second round of applications offered by the State later this summer. Due to the financial impact of this project the Metro Board plans to submit a second request seeking additional funding if it is not allocated to other projects.

*[Editor's Note: If you would like to review last year's Landscaping Survey results, they are available in the July 2022 Metro District newsletter which is available online at the Cathedral Pines Metro Board website: [Newsletters](#). Also, the current landscaping status is discussed at every CP Metro Board meeting and updated in the community newsletter.]*

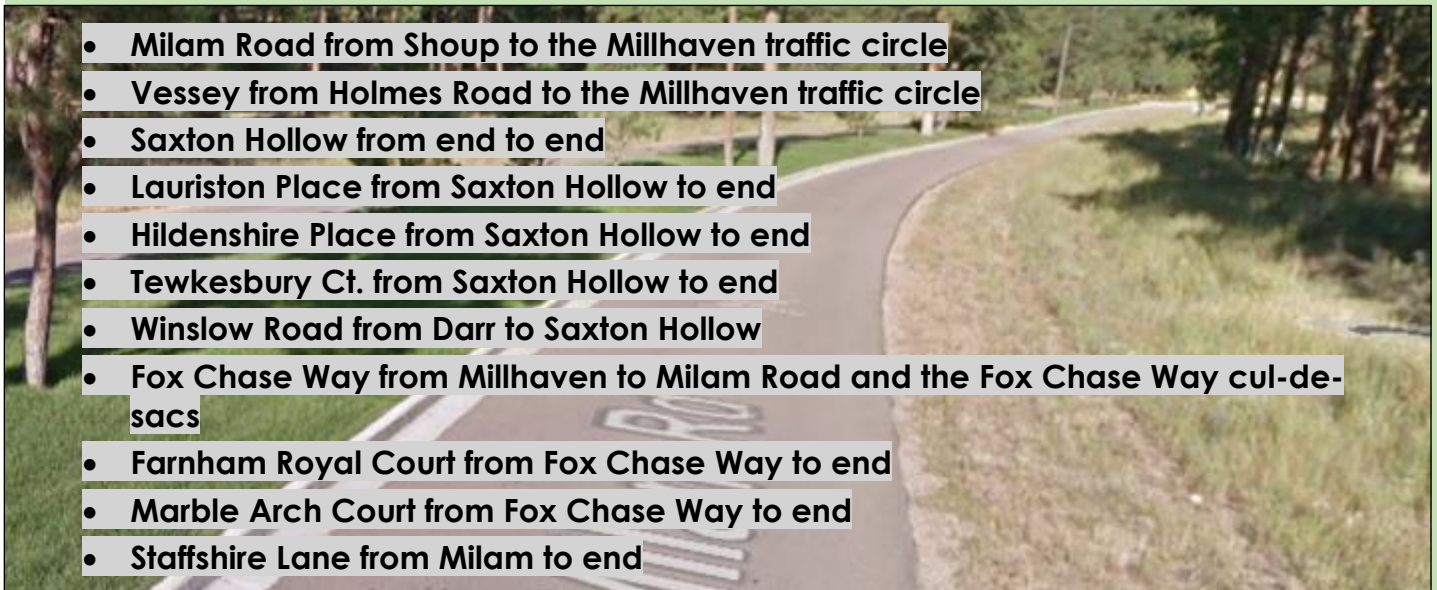


## ***Big Changes Coming to Cathedral Pines Roads in 2023 – Updated!***

We have all seen the roads in our community deteriorate over the last few years, and despite the temporary crack sealing efforts undertaken by El Paso County last summer the roads in Cathedral Pines still did not hold up well over the winter. There are potholes in the roads, big washouts in the ditches, and many cracks that have re-emerged. Despite our best efforts to request temporary fixes using the County's CitizenConnect website, our road conditions remain at best disappointing. Well, that's the bad news—the good news is that the El Paso County Department of Public Works has scheduled all of the roads in Cathedral Pines to be chip sealed this year!

What is chip sealing? Chip sealing is often used on lower-traffic asphalt roads and highways that have started to deteriorate but do not currently warrant full repaving. The process of chip sealing involves grinding down and leveling the paved surface, applying a layer of asphalt emulsion to the surface of the road, then spreading a layer of aggregate stone over the top of the emulsion. A roller is then used to press the aggregate into the emulsion. The benefits of chip sealing include extended pavement life, improved traction, better appearance, and reduced noise. Chip sealing is a cost-effective alternative to repaving, is less disruptive to traffic and can be completed in a shorter time frame.

According to the County, the following community roads are scheduled to be chip sealed this summer:



If you were wondering what that mountain of gravel at the corner of Shoup and Milam was for, you were right if you guessed the County is using the area to store the raw material to be used for the Cathedral Pines chip sealing project.

Latest Update: Due to the heavy rainfall in June and July and the loss of 39 roads in eastern El Paso County, the County's Department of Public Works (DPW) has been in Recovery Mode. Because of these delays the County's Chip Sealing season did not begin until July 31 and the list of roads had to be cut so the County would be able to accomplish some of the projects on the list before the temperatures change. The DPW is currently talking with several of its contractors to see if it can have one of them complete the remaining roads on the list, which does include Cathedral Pines.

## **Recap of Spring Chipping Event; Fall Date Now Scheduled; Third Event Planned**

The Metro Board held its Spring Chipping Event the week of May 22. A few highlights:

- 31 homeowners took advantage of disposing their slash in our event this year. 2 were inadvertently missed but addressed later in the week.
- The chipping took Tall Timbers 3-1/2 days—less than in either 2022 event—at a cost to the community of \$4,200—also below budget.

### **The Fall Chipping Event is scheduled for the week of September 23.**

Please note that there will be a change in our policy in that all slash must be curb-side the first day of the event. This allows our chipper to plan their route in advance and minimize any missed homes. Because the chippers are booked throughout the fall, we cannot make last-minute additions to homes requesting the service that would delay their work in other communities. Be sure to register for this service with Rebecca Harris at WSDM - District Management [Rebecca.H@wsdistricts.co].

In addition, we will be adding a third event in early September aimed at thinning the number of seedlings in the community.

In the next issue of the newsletter we will offer tips on how to thin the pine seedlings on your property. If the seedlings are allowed to get too thick none of them will thrive, and damaged/dead seedlings can represent a fire hazard to the community.

**The date for the seedling thinning is Saturday September 16.**

## **What is Happening With my Property Taxes?!**

Most of us received our property tax bills earlier this year and were shocked by the large increase in taxed amounts—up to a 20% increase in some situations. As a result legislation was introduced (and passed) to make a number of changes to how taxes are calculated and distributed.

The bill, known as Colorado SB23-303, must now be taken directly to the voters in this fall's election. Among its many provisions, SB23-303 includes reducing the residential tax rate from 27.9% of valuation to 27.85% through 2026 with additional reductions in future years. If you

would like to learn more about the various provision of this bill—and there are many—check out this link:

<https://leg.colorado.gov/bills/sb23-303>

WSDM - District Managers will provide a more detailed analysis and official memo in August or September (pending receipt of the Preliminary Assessed Valuations) to discuss the revenue impact with the increases being projected for Assessments, and the property tax revenue (both O&M and debt) the CP Metro District might expect in 2024.

**Did you know...** that if you are looking to dispose of old/expired medicines, you can drop them off at Kaiser-Permanente's Pharmacy on Briargate? They have a drop box there to offer secure and safe disposal of old medicines. You do not want to dispose of them by simply placing them in the trash—in that situation chemicals can leach into the environment. In addition, if you have children in the home you will want to periodically clean your medicine cabinet and dispose of any that might be a safety concern.

## City Council Rejects North Fork Development

In an interesting turn in decision-making, the City Council recently denied the application for 247 homes on 61 acres north of North Fork development (called Kettle Creek North) that surrounds Pine Creek High School. The development would have bounded Howells Road on the east and the developer wanted to have an entrance on Howells. The city planning commission recommended approval, but the city council turned it down unanimously. Several property owners to the east of Howells Road spoke strongly against it.

The main issues were fire safety and congestion. We all know how congested Thunder Mountain is at school and work times and it is the only entrance and exit (plus one smaller street to the east) for a lot of homes. There is no viable alternative to making an entrance to the west (hwy 83) or north (Howells to Shoup). The Howells Road residents knew that if an entrance was allowed on to Howells, it would result in Arrowhead Drive becoming a shortcut to get into North Fork for school and work access. Plus, dumping traffic out on to Howells only sent it south to Old Ranch and creating additional congestion there.

The hearing lasted 7 hours....

*Thanks to Terry Stokka for providing this information!*



## *Oh oh oh, Listen to the Music...*

...but hopefully it's not too loud! The 8,000-seat outdoor amphitheater planned for northern Colorado Springs in 2024 near North Gate Boulevard and I-25 is slated to get two major additions: a \$35 million, year-round restaurant and event center that would host weddings, corporate meetings and other gatherings; and more on-site parking to reduce the need for concertgoers to use satellite lots.



The Springs-based entertainment company that proposed the Sunset Amphitheater, Notes Live, has begun moving dirt and preparing the site — with a ceremonial groundbreaking planned for July 12 — in anticipation of a June 2024 opening for the venue. It's to be built at the 200-acre Polaris Pointe retail and commercial development, southeast of Interstate 25 and North Gate Boulevard and home to stores, restaurants and entertainment uses.

Upscale amenities such as VIP stadium seating and luxury fireplace suites, which would look out to a scenic mountain backdrop, would make The Sunset one of the nation's premier entertainment destinations and allow Springs-area residents to stay home for concerts and shows instead of driving to Denver, company officials have said.

Notes Live has also finalized an agreement with AEG Presents, which brings talent and shows to worldwide venues including the outdoor Red Rocks and Fiddler's Green amphitheaters near Denver and The Broadmoor World Arena and Pikes Peak Center in the Springs. AEG promotes concert tours for Elton John, Taylor Swift, Paul McCartney, the Rolling Stones, Ed Sheeran and other superstars, and has signed a 10-year deal with Notes Live to book acts and operate its new Springs facility. AEG Presents could sign the venue's first act in the next 90 to 120 days.

Brent Fedrizzi, the co-president and CEO of AEG Presents Rocky Mountains, said many factors go into booking shows at different venues, such as available dates, an act's production setup and whether a performer might only want to play outdoors. Whatever the case, in theory, there will be an opportunity for some acts to play both the Springs and Denver markets, he said. "We do a lot of back-to-back-stuff, Denver and Colorado Springs, all the time. And it's two different markets."

The Sunset will join other Notes Live properties at Polaris Pointe — the indoor Boot Barn Hall at Bourbon Brothers, a smaller concert venue; the Bourbon Brothers Smokehouse & Tavern; and Notes, a bar that features live music.



## *What is Going On on Interquest??*

When it is eventually completed, the new link joining Interstate 25 and Powers Boulevard on Colorado Springs' far north side will create an essential loop of major roadways around the city. The new roadway will facilitate the area's growing number of residents who travel across the region and will reduce pressure on crossroad and city traffic, county leaders said. "We really don't have a well-developed loop to aid people in getting around town," El Paso County Commission Chairman Stan VanderWerf said. Powers Boulevard is the county's "best opportunity" to build a circular network of local roads thanks to explosive growth in eastern El Paso County, he said.

The link is expected to change the dynamics in northern Colorado Springs as the roadway is transformed into a high-speed thoroughfare appropriate for the area. "Will the road get used more? Yes. But it'll be able to handle more," he said.

Construction began in December 2019 on the initial \$65 million project that included the construction of a four-lane divided highway between I-25 and Voyager Parkway, south of North Gate Boulevard. This portion of the project, financed with bonds to be repaid by revenues from retail complex Polaris Pointe, is slated to be complete late this summer. But the vision for the circular link may not be realized anytime soon. It will not be complete until another project — which will extend Powers Boulevard from Colorado 83, where it now ends, to Voyager Parkway — is finished.



## *Be Sure to Sign Up for Our Newsletter!*

Since you are reading this you probably have already done so, but please encourage your friends and neighbors to sign up as well. As of August 1st only 61 residents of over 300 in our community have signed up, which means many are not "in the know" of our latest developments in our community. It is easy to do only takes a few minutes. Simply go the Cathedral Pines Metro Website, [find the E-Mail Sign-Up form on the main page](#), and follow the instructions. Easy to do and it will answer a lot of your questions..

# Contact Information



## Cathedral Pines Key Info

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

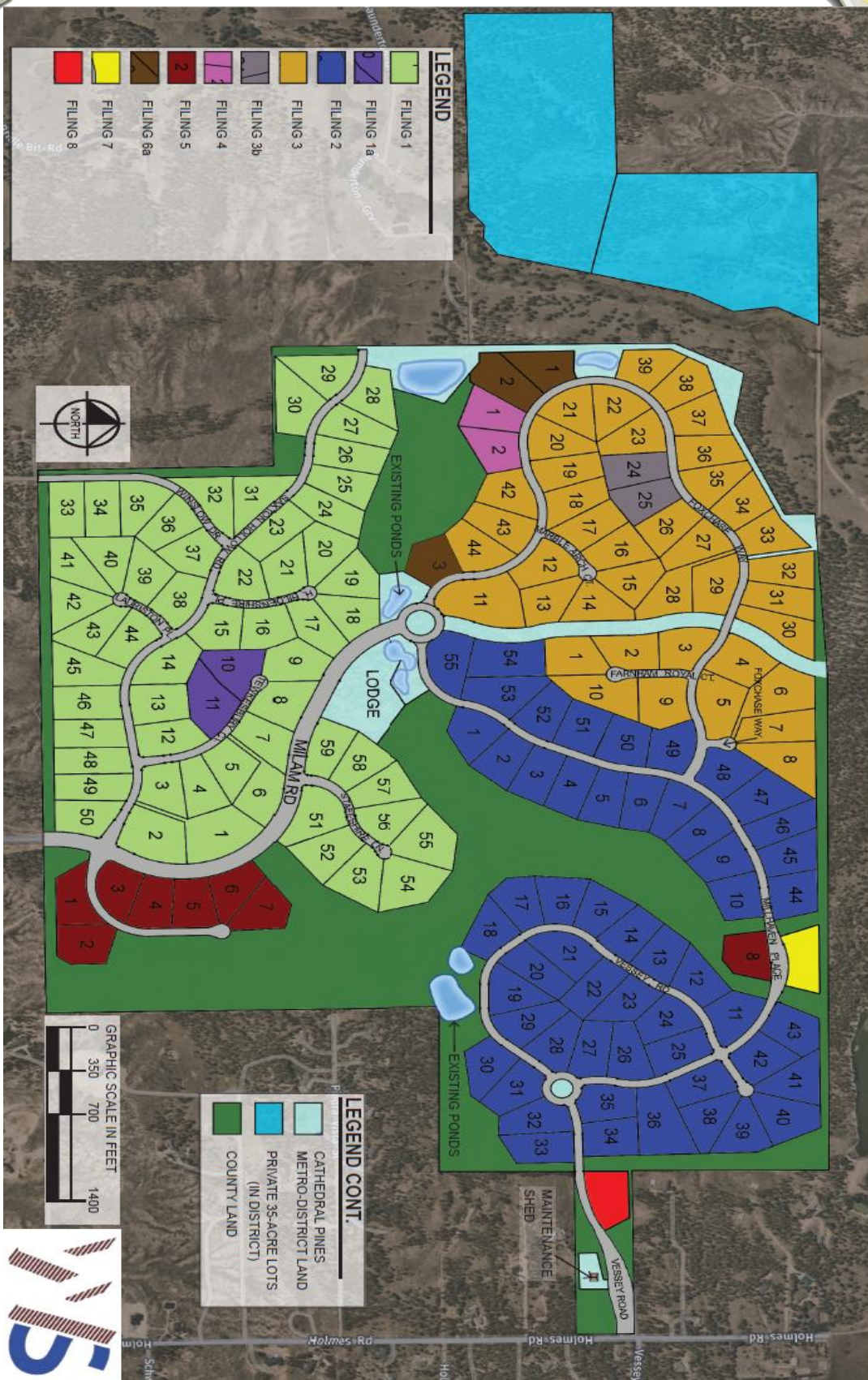
### Cathedral Pines Metro District Board of Directors

Office	Name	Term Expires	Phone	Email
President	Bill Heeter	May 2027	920-205-5605	<a href="mailto:Bill.H@CahthedralPinesMD.org">Bill.H@CahthedralPinesMD.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>
Asst Secretary	VACANT	May 2025		

### The Metro District Management Team

Kevin Walker      Office: 719-447-1777      or      [Kevin.w@wsdistricts.co](mailto:Kevin.w@wsdistricts.co)  
 Rebecca Harris      Office: 719-447-1777      or      [Rebecca.h@wsdistricts.co](mailto:Rebecca.h@wsdistricts.co)  
 Cell: 719-266-3189

# Community Map



# Trail Map

