

July 2024 Newsletter



More Lodge Work on the Way...

In a stark contrast to 2023, the Lodge continues to see strong bookings and we have already exceeded its 2024 revenue budget. The Metro Board and Lodge Manager feel this is related to our improved social media campaign and website design; recovery from COVID-related declines in group ceremonies; and improvements we've made in the Lodge itself. In addition, we have seen a dramatic increase in the number of bookings by our residents.

Speaking thereof, improvements continue to be made to the exterior of the Lodge. Both the flower bed off the rear patio and front planters have been planted with annuals, adding much-needed color and improved aesthetics to the facility. Beginning on July 8th, the drive into the Lodge is going to be patched, the cracks repaired, then seal coated, and parking stalls striped. In addition, the area that originally extended our parking with gravel will be asphalted, and the area in front of our mail kiosk which is currently stone will be asphalted as well for improved appearance and safety. The last part of this project will be to repair the cuts in the asphalt that were made last fall as part of the new irrigation system installation. Those areas sunk over the winter so they will be re-asphalted as part of this project. Finally, the south side of the Lodge exterior will be refinished to correct damage from the intense sun it receives.

We received several bids on this project and the contract was awarded to the lowest bidder, C & H Asphalt, at a cost of \$26,000 to the community. This is being funded as part of our annual maintenance budget as well as the Reserve fund for non-maintenance items.

In addition, the lighting of the entry monuments, address signage, and highlighting of the trees there will be shifted from solar to electrical.
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This will improve the brightness of those areas and eliminate problems with inadequate sunshine or being blocked by snow in the winter.

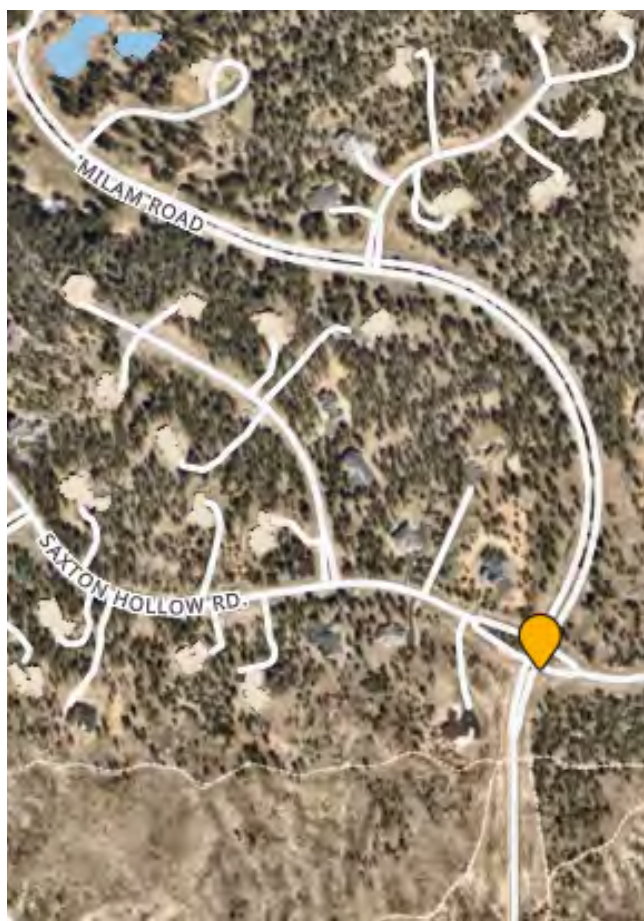
Lastly, not unusual due to the age of the facility, the primary air conditioning unit has broken down and must be replaced (replacement parts are no longer available). Bids were sought from three sources and Fountain Valley Mechanical was the lowest bidder with the best A/C unit. This unit will be replaced within the next two weeks and will be paid for through our Contingency Fund.



Why is the Milam Road Median Renovation Moving so Slowly?

This question has come up as there has not been a lot of visible progress on this project since last November. However, a lot of (non-visible) progress with the underground irrigation system has been made and we are now expecting completion shortly.

The primary problem was that we needed to have a reliable source of water throughout the medians before we could activate the new system and water the plants. Unfortunately, the leaks from the original pipeline that were the motivation to replace the irrigation system came back to haunt us. To reduce expenses and minimize tearing up the top of Milam, we tapped into the well below two valves that we had planned to leave alone, but finally came to realize that we needed to tap into the water line above those valves to resolve more leaks. This leak repair was done last week and corrected the line between the Milam/Saxton well and start of the Milam irrigation system at the Milam monument. The new irrigation system is now operating with the upper 10 zones fed by the Milam well and the lower 10 zones fed by the Millhaven well. New mulch, stone, and boulders have been dropped with additional work to be done. The plantings will begin the week of July 22, and the week of July 29 the old turf area will be mowed, top dressed, and re-seeded.



A number of the problems with the new irrigation system were interconnected which made resolving them more challenging. The new system has 20 zones, more than 250 heads, and commercial valves and controller. At the roundabout, we have very high water pressure because the 100 foot drop from the well adds about 45 psi to the 70 psi at the well head. This is enough to blow apart some fittings, but we want some of the added pressure to get the water back up part of Milam to allow two zones to be able to run at the same time. This has caused multiple blow-outs of the fittings getting water to the roundabout. (continued p. 3)

A leak in one of the valves over the winter also caused multiple other valves to be damaged which caused some zones to leak water even when they were supposed to be off. The multiple sources of unplanned water leaks created uncertainty and finger pointing between the well and the new irrigation system. The lack of blueprints or other guides to the location of the old pipeline further delayed identifying and correcting some of the leaks. The old system was six-inch pipe buried 9 ft. underground and there was no way to easily detect leaks in it unless water rose to the surface, and once it was located it required digging 9 ft. underground, usually under the road, to repair it. The new system is two-inch PVC pipes and only two feet underground in the medians. Our consultants recommended going a minimum of 18" below ground to avoid freezing, but we went further "just in case."

Activating the new irrigation system will be the catalyst for the additional landscaping to start, as we need water to assure continued growth of the new plantings. Now that the system is fully operational our landscapers will start adding new plants, bushes, mulch, stone, and boulders to complete this portion of the project. Work should go rather quickly now that the landscapers have the green light to proceed. Thanks very much for your patience--we know it is disappointing not to have the entrance to our community look better, but we have been working on it continuously and improvement is on the way!

[Editor's Note: In Our Humble Opinion, the community owes a major "tip of the hat" to Ecton Espenlaub for overseeing this project. He has spent an enormous amount of personal time overseeing the work, which would have cost the community substantially more had we been required to hire an outside consultant to manage the work. Thanks, Ecton!]



Branching Out...

As expected, our residents took advantage of our Chipping Event that took place at the beginning of June. 64 residents utilized the program, reflecting continued growth in its popularity. The next event is scheduled for this fall, beginning the week of September 30.



The Road to Heaven is Paved with ...Slurry?

Well, there is no doubt Cathedral Pines is a little bit of heaven. However, this bit of heaven has had disintegrating road conditions for several years now. El Paso County is responsible for our road conditions—that is due to the founding documents of our community and the agreement between our Developers and the County. However, their efforts to improve the roads last fall failed due to the late timing of the work and the failed base upon which the repairs were done. But that is about to change.

El Paso County's Engineering Department has announced that Milam Road from Shoup to the Millhaven roundabout is scheduled to be repaired beginning, Friday, July 19. The project is expected to take about a week to complete.

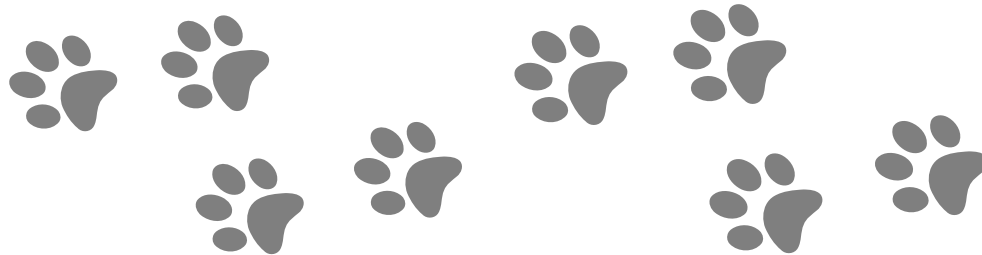


The section of Milam running from Shoup Road to Saxton Hollow Road will be slurry sealed as part of this year's maintenance schedule. (A slurry seal is the application of a mixture of water, asphalt emulsion, very small crushed rock, and additives to an existing asphalt pavement surface.) This section of Milam is not in nearly the same poor condition as the section in Cathedral Pines.

From the Saxton Hollow intersection to the Milam roundabout, Milam Road will first be milled and then overlaid with new asphalt, similar to the work that was done on the south end of Milam (near Union) last year and the west section of Shoup (off 83) earlier this year.

This work will create a material improvement in both the comfort of driving Milam and the aesthetic appeal of the entrance to our community. Combined with the landscaping work on the Milam median to be completed this summer, entering our community will look dramatically better over the next few months. Unfortunately, at this point there is no word whether other roads in our community will also be resurfaced.

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, it is discourteous at the least and downright stinky at the worst! 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 included as part of our new landscaping contract. Final locations have not yet been finalized, but the new stations have been ordered and received and will be installed over the next few weeks.



Mail Kiosk Security Update

Due to the repeated theft of mail and parcels from our mail kiosk, earlier this year the Metro 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 felt the best solution would be to install decorative fencing around the entire area with gates allowing access only to residents. After gaining USPS approval and designing with ADA access requirements in mind, the Board approved the plan at its May meeting and awarded the construction contract to The Ornamental Man (www.theornamentalman.com).

The design will include 8 ft. fencing around the kiosk in decorative wrought iron and will have a curved design at the top of each vertical pole to prevent scaling them.

The area will allow at least 4 ft. clearance around the kiosk and include the parcel lockers. For access, each resident will be given a unique access code to allow entry to collect or deposit mail. (The USPS will have its own key box for its carriers' access.)

Final design work is being completed now, with manufacturing and assembly due in early September (due to manufacturing lead times). We will follow up with each CP resident regarding details as we get closer to its construction, including their unique access codes, its implementation date, and the answer to other questions. After seeking competitive bids, the contract awarded to The Ornamental Man will cost the community approx. \$30,000, which will be funded through our Reserve fund.

We have also asked LandTech, our current landscaping contractor, to develop a landscaping proposal for the area around the kiosk and based upon the new fencing. The plan is to materially upgrade the aesthetics of the area by eliminating weeds, reducing stone, moving boulders, adding plantings and mitigating the water runoff areas.

[Thanks to Rick Stauch for overseeing two projects—both the decorative fencing bidding and design as well as related landscaping.]

Are those Cattails Doggin' You?

Since the ponds were formed on lower Vessey when the Cathedral Pines community was created, the cattails in the Vessey ponds have taken over most of the area, especially in the Detention (upper) pond. In light of this, at our request the County sent over a Stormwater Inspector to evaluate the relative health of the ponds. Their report indicated that "the Extended Detention Basin is in general compliance with the Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement (Agreement) that is recorded with the EPC Board of County Commissioners." That's the good news.

The "bad" news is that the cattail growth has continued to shrink the water levels and changed the wildlife environment it supports.



This issue was raised as part of the Community Survey that was conducted several years ago, and residents elected not to fund dredging of those ponds to re-establish them to their original environment.

However, the cattails have also clogged both the intake and outflow of the detention pond, so the Metro Board voted to fund the clearing of both the intake and outflow areas to improve water flow. This is important in the event of a major storm event, where water will need to drain through the detention pond to the lower retention pond until it is absorbed or evaporates. The contract for this work was awarded to Solitude Lake Management, (continued p. 5)

who currently also maintain our upper ponds near the Lodge and should be completed shortly.

Speaking of cattails, the Metro Board has received several inquiries regarding removal of cattails on the Milam/Lodge ponds. Normally we ask Solitude to manage those cattails on an as-needed basis as part of their annual pond management contract , and so far, this year no mitigation has been recommended by them. The cattails are an important part of the pond ecosystem as they support the fish, pond health, birds and other wildlife in the area. Solitude will continue to monitor their growth and when appropriate, will recommend removal of some of the growth.

Metro District Board Resignation & Opening

Unfortunately, the Metro Board recently received the resignation of Chris Meacham, who has been on the Board for approx. one year. Chris and his wife Leslie will have an extended absence from the area, necessitating his resignation. As a consequence the Board will be establishing an interview committee and process for soliciting applications for this opening. The formal process and the call for applicants will be announced shortly.

The Board will miss Chris's contributions and looks forward to him rejoining the Cathedral Pines community when his travels end.



Are there any major projects, priorities, or concerns you would like to have addressed by your Metro or HOA Boards? Please feel free to e-mail us at the e-mail addresses shown on the following page to express your opinion or thoughts. We are here to serve you and happy to answer any questions you may have!

Metropolitan District 2024 Meeting Schedule

The Metro District Board meets every third Tuesday of the month in the Cathedral Pines Lodge at 9 a.m., unless noted otherwise below.

Tuesday, July 23 (meeting starts at 1pm)	Tuesday, October 15
Tuesday, August 20	Tuesday, November 19 (meeting starts at 6pm)
Tuesday, September 17	Tuesday, December 17

All dates subject to change. Any changes will be announced on the community bulletin board and via email to those who have signed up for the Metro District email list.

Metropolitan District Website

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

CATHEDRAL PINES METROPOLITAN DISTRICT BOARD MEMBERS

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Office	Name	Term Expiration	Phone	Email
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Vice President	Rick Stauch	May 2025	719-260-9236	rick.s@cathedralpinesmd.org
Treasurer	Kevin Combs	May 2027		kevin.c@cathedralpinesmd.org
Secretary	Ecton Espenlaub	May 2025	719-822-0410	ecton.e@cathedralpinesmd.org
Member at Large	Chris Meacham	May 2025		chris.m@cathedralpinesmd.org

CATHEDRAL PINES METROPOLITAN DISTRICT MANAGEMENT TEAM

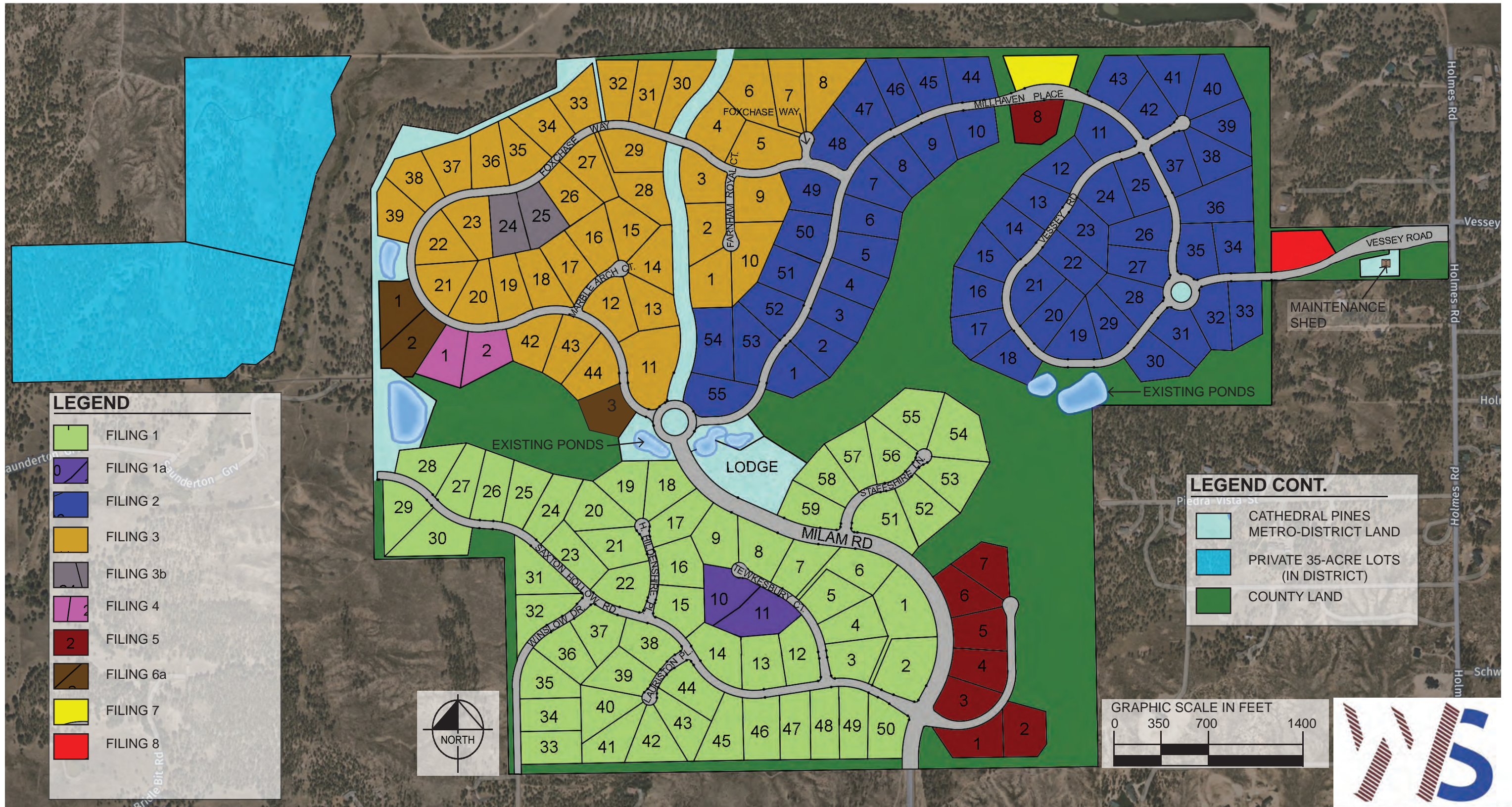
Rebecca Harris District Manager	Office: 719-447-1777 Cell: 719-266-3189	rebecca.h@wsdistricts.co
Beth Diana Asst. District Manager	Office: 719-785-1550	beth.d@wsdistricts.co

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Just because you are on the HOA email list, doesn't mean you are on the Metro District email list! To sign up for the Metro District email list visit cathedralpinesmd.colorado.gov/ and select [Click Here to Sign-up](#)

Thank you for reading!

CATHEDRAL PINES METROPOLITAN DISTRICT



Trail Map

