



Wolf Park Homeowners' Association
PO Box 1358
Canon City, CO 81215
Website: www.wphaonline.com

June 25, 2010

2010 Summer Newsletter

We are hoping that everyone at Wolf Park has been having an enjoyable summer.

It was certainly nice seeing all of you at the May 4 annual homeowners' meeting at the Good Thyme Cafe. The support received at the meeting was overwhelming which is a genuine indication that you are truly proud of your property at Wolf Park. We are already planning for the next annual meeting, so if you have any suggestions to improve the meeting format or content, please let us know. Here are a few news items we would like to share with you:

Welcome to New Residents: Zortman, Tim and Cheryl, 68 Shiloh Dr, Bennett, Douglas and Leone, 137 Wolf Cub Trail, Shoop, Gregory, 170 Savage Loop.

Progress of Issues Since the Membership Meeting: Several issues were brought up at the recent membership meeting. Here is an update on the progress on these issues:

1. Re-paving of the streets in Wolf Park: ☺ Completed by City of Cañon City
2. Movement of 'Dead End' street sign: ☺ Completed by City of Cañon City
3. Consolidation of trash companies: In progress and waiting from information for trash companies.
4. Change of WPHA Covenants to a 'No Rent' clause: Paperwork is at lawyer's office. Once returned homeowners' will be asked to vote on the issue.

Wolf Park Maintenance Project: As approved at the annual meeting, the association contracted with a local maintenance company to remove weeds on association properties along the drainage ditches (Forge Road) and throughout the subdivision including the retention ponds. Weeds have been cut and mulched in accordance with the city's weed control ordinance. In the future, the association will consult with local weed management companies to secure a contract to maintain the re-growth of the foliage with either periodic mowing or chemical control.

Weed Control on Private Property: In an effort to keep Wolf Park beautiful, please pay close attention to noxious weeds on your property in the easement areas between ditches and the road. Please take care of these weed issues as soon as possible before citations are made by the city.

Cleaning of Drainage Culverts on Your Property: Proper draining of run-off water depends on how clear the culverts are on your property. Take a moment to inspect the inlets and outlets of your culverts and remove obstructions and debris that may clog the pipes.

Neighborhood Watch Program: Thanks to the block captains, the program is going strong! Keep up the good work with notifications as needed. For further questions contact Val Moon (275-5697), WPHA Neighborhood Watch Program Coordinator.

Building Authority: The building of fences, out buildings and add-ons must first be approved by the Wolf Park Homeowners' building authority. Please submit your plans to **Leroy Kramer (275-6659)** or **Jerry Christensen (275-7277)** *prior to starting* your building project.

Fire Safety: Due to extreme dry climate conditions overgrown grass, dead brush and uncared for trees creates volatile conditions for spontaneous fire. Not all fires are man-made; nature also has a part in the process. In order to prevent the start of a fire the following safety measures are suggested: Cut all grass and tall weeds on your property, remove all dead branches and trees, trim (Juniper) trees to two feet from the ground, create a defensible space between your home and grasslands, store all fuels and trash appropriately and identify and clear around gas and power services so they may be turned off in the event of an emergency. By doing your part we will all have a more beautiful and safer place to live.

Membership Dues: Just a reminder that membership dues (**\$60**) for 2010-2011 are due. Deadline for receipt of dues is **July 15, 2010**. Please mail your dues to the following address:

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Wolf Park Website and Email Addresses: If you want to know the latest news about your community visit the association's website at the following address: **www.wphaonline.com** . There you will find up to date board meeting minutes, bi-laws, covenants, directions to the subdivision and an updated phone list. In an effort to expedite the delivery of association news to you and to save money on the cost of postage stamps, your current email address is needed. Please call **Jim Rife** at **276-1460** to either update or to submit your email address.

Motor Homes, Campers and Boats: Motor homes, campers, boats and trailers may not be parked for more than two weeks before having to be moved. Motor homes, campers, boats and trailers must be stored **behind the front of your house** in accordance to the Wolf Park covenants. Violations to parking of such vehicles will be handled by the association's attorney.

Recycling of Plastic Containers in Cañon City at Farmers' Market: Here are the dates that plastic will be collected at the **Farmers' Market** on the following **Saturday's: July 17, August 21, and September 25**. There is no fee, but donations are accepted.

Thanks from the Wolf Park Homeowners' Board

Tony Martino, President, Mark Denniston, Vice-President, Secretary, Marilyn Scherer, Frank Nosal, Treasurer, Jim Rife, Webmaster, Member at Large, Roger Parson, Board Members, Jerry Horton and Barbara Gentile.

For questions or concerns please contact any WPHA Board Member.

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