

## Spring Is In The Air!

Spring is in the Air! A lot of us will be doing some spring cleaning and sprucing up our homes as the temps start to climb. Just a reminder that if your spring plans include painting your door or steps and balcony, there are specific Sherwin Williams paint colors that we need to use!

These are on the website under the maintenance tab but worth repeating here. The "trim" color is the color for the wooden part of stairs and balconies.

Front Door	Garage/Downspout	Trim																																																																											
<p>SHERWIN-WILLIAMS 1651 10/04/19 719-636-1621 Order# 0071425</p> <p>INT/EXT ARCHITECTURAL LIQUID VINYL ACRYLIC SATIN STANGALONE</p> <p>F19-71425 ARBORS DOOR CUSTOM MANUAL MATCH</p> <table border="1"> <tr><td>CEE#COLORANT</td><td>OZ</td><td>32</td><td>64</td><td>128</td></tr> <tr><td>W1-White</td><td></td><td>6</td><td>1</td><td>1</td></tr> <tr><td>B1-Black</td><td></td><td>4</td><td>26</td><td>1</td></tr> <tr><td>G2-New Green</td><td></td><td>2</td><td>18</td><td>1</td></tr> <tr><td>Y3-Deep Gold</td><td></td><td>2</td><td>16</td><td>-</td></tr> </table> <p>ONE GALLON NEUTRAL KX0007150 650537210</p> <p>DOOR</p> <p>NOT RECOMMENDED FOR USE ON VINYL</p> <p>Non Returnable Tinted Color CAUTION: To assure consistent color, always order enough paint to complete the job and intersperse all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</p> <p>0071425-003</p>	CEE#COLORANT	OZ	32	64	128	W1-White		6	1	1	B1-Black		4	26	1	G2-New Green		2	18	1	Y3-Deep Gold		2	16	-	<p>SHERWIN-WILLIAMS 1651 10/04/19 719-636-1621 Order# 0071425</p> <p>INT/EXT ARCHITECTURAL LIQUID VINYL ACRYLIC SATIN STANGALONE</p> <p>F19-71425 ARBORS DOWNSPOUT CUSTOM LOOK FORMULA MATCH</p> <table border="1"> <tr><td>CEE#COLORANT</td><td>OZ</td><td>32</td><td>64</td><td>128</td></tr> <tr><td>W1-White</td><td></td><td>6</td><td>32</td><td>-</td></tr> <tr><td>B1-Black</td><td></td><td>-</td><td>11</td><td>-</td></tr> <tr><td>R2-Maroon</td><td></td><td>-</td><td>3</td><td>-</td></tr> <tr><td>Y3-Deep Gold</td><td></td><td>-</td><td>18</td><td>-</td></tr> </table> <p>ONE GALLON CEEP KX0007130 650537111</p> <p>Garage</p> <p>NOT RECOMMENDED FOR USE ON VINYL</p> <p>Non Returnable Tinted Color CAUTION: To assure consistent color, always order enough paint to complete the job and intersperse all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</p> <p>0071425-001</p>	CEE#COLORANT	OZ	32	64	128	W1-White		6	32	-	B1-Black		-	11	-	R2-Maroon		-	3	-	Y3-Deep Gold		-	18	-	<p>SHERWIN-WILLIAMS 707558 06/11/21 719-266-1394 Order# 0129544</p> <p>EXTERIOR ARCHITECTURAL SUPERDECK SOLID COLOR IFC 0012NP FLAT SATIN</p> <p>CSW129544 M123338 CUSTOM MANUAL MATCH</p> <table border="1"> <tr><td>CEE#COLORANT</td><td>OZ</td><td>32</td><td>64</td><td>128</td></tr> <tr><td>W1-White</td><td></td><td>2</td><td>17</td><td>-</td></tr> <tr><td>B1-Black</td><td></td><td>4</td><td>15</td><td>-</td></tr> <tr><td>R2-Maroon</td><td></td><td>-</td><td>37</td><td>1</td></tr> <tr><td>Y3-Deep Gold</td><td></td><td>2</td><td>58</td><td>-</td></tr> </table> <p>ONE GALLON ULTRADEEP S07700154 650930787</p> <p>TRIM</p> <p>NOT RECOMMENDED FOR USE ON VINYL</p> <p>Non Returnable Tinted Color CAUTION: To assure consistent color, always order enough paint to complete the job and intersperse all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</p> <p>0129544-001</p>	CEE#COLORANT	OZ	32	64	128	W1-White		2	17	-	B1-Black		4	15	-	R2-Maroon		-	37	1	Y3-Deep Gold		2	58	-
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Exterior replacements to exterior components such as windows and doors require HOA approval before you plan the project. The look of the exterior needs to be consistent with the current appearance in order to display a cohesive look to our community. If you have other changes in mind, please consult with a Board member before making any changes!

Jason gave a great overview of the Arbors website at the most recent HOA meeting. Login and take a look! There is financial information such as annual budget for the current and past few years, past meeting minutes, Board member names and contact information, a link for our new payment processing company, Cinc, as well as details on our parking permit system. Of course, you'll still be able to review the association documents and by-laws.

## Pool Time...Comin' Up!

We are currently making plans to get the pool up and running. There are a few things that need repair and as we get closer to opening we will let everyone know via Facebook as well as the Newsletter. That being said, please keep in mind that the pool rules will be in effect once the pool opens. We will be pasting the rules at the pool (which makes sense, lol), at the clubhouse, in the newsletter, and we think Joe might make a sign of rules to hang around his neck and walk around the pool...not really, but the sight of it would make us laugh!

## Volunteers Always Needed

Linda Dehaven is looking for volunteers to assist her in painting the bathrooms at the clubhouse. She will organize this as she gets a few people to help! If you are interested, go to the Arbors website and let a board member know via the Contact Us tab. Also, since painting seems to be the latest need, the two picnic tables need some love! Let the board know!

## Still Need To Do Taxes?

Our neighbor, **Dorcus Cinton**, has volunteered to assist people with their simple personal taxes. She is certified by the IRS and can be reached at **719-240-1352**.

**DON'T FORGET!** ← Pink Floyd Font

**HOA DUES ARE DUE ON THE FIRST OF EVERY MONTH THEY ARE LATE IF SUBMITTED AFTER THE 15TH!** ← Important Arrows

## How About That Savory Lack Of Noise When Your Neighbor Opens The Garage Door?

Living on the 2nd floor, or even sometimes next door, do you hear your neighbor's garage door open and close? Well if you do...or the next time you need to replace *your* garage door opener, consider a side-mounted opener. Since it does not run on the ceiling, it won't vibrate and the noise to your next door neighbor's or second floor neighbor's bedroom is greatly reduced. The price is in line with the traditional openers but it's more compact. See the link below for more details.

The YouTube link is [here](#).

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## Looking Towards The Future

In 10-20 years, Colorado Springs is going to limit the number of times we can water our grass from 3 times a week to once a week! Our Kentucky Blue grass cannot survive once-a-week watering and will die off. To replace what we have with sustainable native grass, we have to start the process soon. The city is offering a *50 cent per square foot rebate!* This **includes** removing or eradicating existing grass and planting new seed. The spokesperson advised that the cost after rebate is projected to be about 25 cents per square foot. Last year a dozen or so projects were started, and the knowledge gained from those experiences will be used this year and in future years.

Water usage is a very significant expense for our community and transitioning to native grass will reduce the amount of water, maintenance and chemicals we use on our grass and requires water once a week and only several mowings a season.

Our challenge will be that the new "grass" starts as seed and we would not expect to see the final look of the grass for 2-3 years. For this reason, the thought is to identify small areas within the community where we could start this process.

The sprinkler system would be re-programmed to water those areas once a week. We will see weeds and sprouts of grass in the interim. The weeds will need to be addressed for the first couple of years, but weeds should no longer be an issue once the native grass is established.

The Board and committee will walk the property to identify areas that would be a good place to start. Lance, from Colorado Springs Utilities will come to our site and verify which areas would be most receptive to the native grass. We would then hire a contractor from their list of preferred contractors and then start the process. The existing grass can be removed or eradicated in April or May and then the seed is planted June 1st to July 31st for the best possible seed germination.

In the meantime, we are asking CSU for a water audit to identify any areas where we can reduce our usage as soon as possible.

We're also looking for people who are interested in joining a committee to continue the research needed and also help implement this fairly large transition. Please let Debbie know if you feel you are interested!



Top 'O The Mornin'!



'Lil Fella  
(not actual size)

