



Greencrest Connection Newsletter November-December

2025

HOA Update

Greencrest HOA Board Meeting Notes

Meeting notes from September, October and the Annual Meeting. I am going to try to insert the PDF to save space. This is my test case...thanks for your patience.



HOA Board Members MEMBERS!!

HOA Board Members

President: Randy Geving
Vice-President: Michelle Guthals
Treasurer: Michelle Guthals
Secretary: Jenn Satre

THANK YOU BOARD

At Large:

Alicia Bangert
Paul Cook
Todd Varrone
Michael Francis

How do I get ahold of someone from my Greencrest HOA?

Board@greencresthoa.org - For general questions and communication, you are asked to use the board email.

If you have specific questions for the president, secretary, or treasurer you may now directly email them. This will ensure smoother transition between boards each year.

President@greencresthoa.org

Treasurer@greencresthoa.org

Secretary@greencresthoa.org

\$50 Annual HOA Dues are due by November 1st and can be paid by mailing a check to

Greencrest HOA, PO Box 25006, Colorado Springs, CO 809036-5006

website: <https://greencresthoa.org/>. Payment by CC incurs a \$1.75 surcharge.

ANNUAL GREENCREST HOMEOWNER'S MEETING RECAP

- 1. In the October 25, 2025, Annual Greencrest HOA Meeting,** Nancy Henjum and her City Council staff member, Sam Friedman, attended our meeting and shared, among other items, anticipated road improvements in the Greencrest area. While they did not have the final list, they expressed that Brenner Place (start to finish) was scheduled. He thought it was possible for 2027 and that list will come out Q1 2026.

Here are notes from the meeting: Three roads in our area are on the **2C funding list**. Currently Van Teylingen Dr and American Dr are scheduled to begin work in 2026 under phase 2. Work begins with replacing sidewalks, gutters and curbs with pavement to follow (typically the following

year as it depends on when they start). **Brenner Place is in phase 3 and is not currently listed** on the city website but should be scheduled during the 1st Q of 2026 to begin work in 2027. The format of sidewalks, gutters and curbs first and then the pavement will be the same.

The link: <https://krdo.com/news/top-stories/2025/10/30/circle-drive-highlight-of-2026-street-paving-in-colorado-springs/> from the October 31, 2025 Gazette does not show Brenner Place on the map; again, we expect to see it on the 2027 list. We all know the roads throughout the city need improvements...Brenner is just one of many. As residents, it may help to get the remainder of Greencrest roads noticed by our city roads department by sending the photos of your deteriorating curbs, gutters and roads in front of your house to get their attention. To do so, you take your photos of these areas, then upload those photos to GoCOS app. under Public Works. Just follow the directions and you can help make sure Greencrest roads, not just Brenner Place, get on a list. Thank you!

2. **Homeless camps, potholes, graffiti and trash in the creek bed** should be reported on the GOCOS app. If you have graffiti on your private property, you must deal with it...the city only handles their property and utilities. Getting tags removed immediately is important as gangs use it to communicate their territory, easy marks, etc.
3. It was also mentioned in the meeting **the importance of clearing out our sidewalk gutters of leaves**, not only for appearance, but also to prevent the freeze/thaw effect that causes deterioration and crumbling of concrete. If issues

of clearing leaves and snow from sidewalks and gutters cannot be resolved in a neighborly fashion, problems can be reported to city code enforcement.

4. **There was frustration expressed** about the numerous pot/smoke shops (9) and liquor stores (5) concentrated within a one-mile radius of Greencrest. The feeling being that an abundance of these types of businesses attracts a certain clientele that is more likely to be homeless or criminally minded. This issue can only be addressed by petitioning our representatives and staff at City Planning to change the processes by which occupancy or building permits are issued. Case by case businesses can be protested if we are aware of them. Announcements of new permitting/building are only sent to those residing within a 1000 ft perimeter. Currently, the planning department doesn't look at all current businesses in that area (i.e., existing pot shops, liquor stores, etc.) to determine if another one is appropriate or too many of that type. They only look at the zoning of the parcel for requested business type and determine if it is appropriate to that zoned parcel. There are exceptions such as pot shops within so many feet of a school.

GET READY FOR WINTER

HVAC Tips for your home

Amanda Martinez, All American Mechanical, 719-574-8532, has offered some tips for maintaining your HVAC and water heater before any frigid winter temps.

- Furnace filters should be changed quarterly. Annually change the all-house humidifier metal filter and clean out any residue from the tray.
- Annual cleaning and servicing of your furnace will ensure heating when you need it as well as more efficient operations.
- Do not set your furnace to lower than 60 degrees when away. Frozen pipes can be the result.
- On frigid nights, open the base cabinet doors for any plumbing located on outside walls (typically a kitchen sink...sometimes bathroom sinks). Let the faucet slowly drip as this helps reduce frozen pipes as well.
- According to the Pikes Peak Regional Building Department (PPRBD), a CARBON MONOXIDE detector needs to be within 15 feet of all sleeping areas. A SMOKE DETECTOR needs to be in every bedroom (or sleeping area) and at least one on every floor, including the basement. If you have three bedrooms on one floor, one Carbon Monoxide detector may cover all three sleeping areas when located within the 15' distance to each bedroom door.
- Test your detector batteries regularly and change annually. Detectors (battery and hard wired) have a life of approximately 5-7 years. When replacing end of life units, look for self-enclosed units that have a 10-year self-contained battery life.
- HVAC companies cannot change water heaters...only a licensed plumber. Water heaters now require an expansion tank (about 2-3 gallons) with new water heaters. A permit must be pulled, typically by the licensed plumber, and PPRBD must inspect and approve, then tag any new installation.
- To help give additional life to your water heater, annually hook up a hose and drain about 1/3 of the water to flush any

sediments. If your water heater is old, this is not advised as the sediment at that point may be keeping your leaks at bay.

PEAK UTILITY RATES

As you may be aware, CSU has implemented peak rates from 5:00 pm to 9:00 pm Monday-Friday starting October 1, 2025, to help reduce usage in this peak demand period. Many of you already manage your “peak” time usage but any extra knowledge may be useful. The attached link can help you estimate the effect peak rates have when using specific appliances during peak and off-peak hours.
<https://www.csu.org/rates/energy-wise>

PACKAGE DELIVERY

Since our neighborhood has experienced “**porch pirate**” **thefts**, there are ways to reduce those thefts. Several local businesses will accept and hold your packages when you may not be around to grab that package after delivery.

Walgreens – N Carefree/Academy – They accept, without charge, FED EX packages. You just need an ID when you pick it up.

Pack & Ship Plus – 3609 Austin Bluffs Pkwy, #31, accepts any delivery...any service...most packages (not furniture, tires, large items like this) for a \$3.00 fee.

The **7-11 gas station** across from Walgreens has lockers for Amazon deliveries. When you order, you can have it shipped at no extra cost to the locker names “Gerald”. When the delivery is made, you will receive a text message with a code. Once you enter that code at the locker, a door will pop open and *viola*, your package is revealed. This has a three-day limit to pick up; if not, the package is sent back.

Now for some fun information...December, Christmas and Holiday activities (google their name for details or go to Visitcos.com/events)

Colorado Springs

- Broadmoor – Gingerbread house and lighting throughout the property-Dec 1-4, 8-11, 15-18. Garage parking is available.
- Cheyenne Mountain Zoo –
 - Electric Safari – cmzoo.org – December 5, 2025 – January 1, 2026 – 5-7:30 pm
 - Electric Moonlight at Cheyenne Mountain Zoo – December 4 – 5:30-8:30 pm -ADULTS 21+ ONLY
- Forest Bend Farm – 9525 Burgess Rd - Black Forest – forestbendfarms.com - November 28-December 27 (certain days...see website)
- Soli Deo Gloria community choir – must go online to get FREE tickets

- Kilwin's Carols & Cocoa – University Village Shopping Centre (near BJ's Brewhouse) – December 6 - 1:00-3:00 pm
- Christmas Concert – First United Methodist Church – December 13 - 3:00 pm
- Old Colorado City – Christkindlmarket – Dec 11-14 & Dec 18-23 – Bancroft Park – Noon – 8 pm – Free - NEW
- Christmas at the Flying W Ranch – December 4-23 – Hourly meals/entertainment 3:00-7:00 pm
- Festival of Lights – December 6 – Downtown starts at 5:50 pm
- Festival of Lights Family Fun Day – CS Pioneer's Museum- 10:00 am – 2:00 pm – Free but pre-registration required
- Colorado Springs Conservatory's Holiday Extravaganz! – December 10 – 7:00 pm – Ent Center for the Arts
- Holiday Evening at Rock Ledge Ranch – December 13 – 4:00-8:00 pm \$4-\$8/person
- Skate in the Park – Acacia Park – November 14, 2025- January 31, 2026 - \$13pp; kids 4 & under free
- Christmas Walking Tour – downtown – November 28- December 20 – 1:00 pm (90 minutes)

Woodland Park, Canon City, Cripple Creek, Royal Gorge, Cascade

- North Pole Colorado Santa's Workshop – Nov 1-December 24 – closed Tuesday & Wednesday most weeks
- Bridge of Lights at Royal Gorge Bridge & Park – 4215 Co Rd 3A, Canon City
- Santa Express Train – November 22 – December 31 various times – reservations needed
- Ice Castles in Cripple Creek – tickets go fast – on sale starting December 2
- Gold Camp Christmas – Cripple Creek/Victor – December 13

SINCE OUR NEWSLETTER IS GOING OUT EARLY...CRAFT FAIRS in late November to December

Rampart High School Craft Bazaar – November 2025 – details on <https://m.facebook.com>. Typically, 9-4 on the weekend of November 21...

Doherty Craft Fair - December 6th and 7th – 9:00 am – 4:00 pm. All items are made, built or assembled by the vendors and are prescreened to meet the requirements. Drop boxes will be on site for Toys for Tots program.

Colorado Country Christmas – November 14-16, 2025 – Colorado Springs Event Center - \$10-\$12 entry fee (depends on early ticket purchases)

Manitou Springs Holiday Market – Nov 7-Dec 27 – at the Commonwheel Artists Co-op

