

**NEWSLETTER OF THE
STRATMOOR HILLS NEIGHBORHOOD ASSOCIATION
“WHERE CITY CONVENIENCE MEETS COUNTRY CHARM”
OCTOBER 2013**



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stratmoorhills.org

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FROM THE PRESIDENT

I would like to thank those in the neighborhood for electing me President of the SHNA in September. My family and I have lived in Stratmoor Hills for seven years. We have grown attached to its beauty, charm and convenience. As President for all of about 45 days, I have quickly learned that the Board members, both past and present, are passionate and dedicated to keeping our neighborhood safe and clean. Priorities for this year are to continue with the wonderful activities of the past including The Ed Plante Supreme Spaghetti Supper, the Christmas potluck, the cleanup day and the Picnic in the Park, as well as introducing a few other activities, such as a youth food drive to give back to our community as it has so generously given to us. I will try to make myself available to everyone. Please do not hesitate to get involved, be it at one of our fun activities or as a participant in our many events. If you have any questions or concerns, feel free to contact me directly or contact any Board member. Once again, thank you for this unique opportunity.

Sincerely,

Dan Beilfuss, 534 Sinton Ave, 649-9165, or daniel.beilfus@state.co.us

JAILER NAMED PRESIDENT

The membership of the Stratmoor Hills Neighborhood Association (SHNA) named Daniel Beilfuss President of the Association on September 4, 2013. He will hold the position for one year. Daniel and Teresa Beilfuss live on Sinton Avenue with their two daughters.



Teresa Beilfuss works at Cheyenne Mountain High School which is where the two Beilfuss teenagers attend school. Dan Beilfuss is originally from Madison, Wisconsin, is a graduate of St Norbert's College in Green Bay and is an avid Green Bay Packer fan.

Daniel Beilfuss was appointed Director of the Zebulon Pike Youth Services Center. This is a juvenile offender corrections facility. Youths age 12-20 are committed to Zebulon Pike. Beilfuss loves his job and is successful in dealing with troubled youth.

When asked why he took on the big job of presiding over the Association, which consists of 540 homes, Dan said, "I didn't want to see the Stratmoor Association dissolve. I took the Association for granted. I read the Newsletter, I got all the emails and alerts, I attended the Spaghetti Suppers, the Christmas Parties, the Picnics in the Park and the informative meetings. When I learned the old Board would transition out of office, I decided that I had to get involved to help keep the SHNA alive".

When he has a minute to himself, Dan likes to target shoot and go boating. You may reach him at 649-9165. Welcome aboard, Dan !

SUPREME SPAGHETTI SUPPER DATE CHANGE

The Annual Supreme Spaghetti Supper will be held on **NOVEMBER 6** at the Stratmoor Elementary School Doors open at 6:30 pm. A school function won't allow us to get into the kitchen earlier. The date was changed to allow the new Board to reorganize. Hostess Jackie Schimpf leads volunteers who help decorate the tables, set up the room, and clean it up when the supper is over. This is the only fundraising event Stratmoor has all year so please participate. Tickets are \$6 for adults and \$3 for children over 12. Children under 3 are free. Buy your tickets from any BOD member.

SHNA OFFICERS AND BOARD

Other Officers are Vice President James Pesicka, Treasurer President Emeritus Tom Egan, and Secretary Melinda Pesicka. Egan will continue as Treasurer until a replacement can be located.

Appointed to serve on the Board were Jackie Schimpf, Hostess; Joe Schimpf, Enforcer; Sheila Egan, Newsletter Editor, Dianne Cooper, Email and Web Site Manager, Jalen Kuhn, Junior Reporter, Members at Large Jim Hanson and President Emeritus Jessica Kuhn.

FIRE CHIEF RESIGNS

Former Stratmoor Hills Volunteer Fire Department Chief, Mike Martinez, resigned in May. Already a member of the SHVFD, Troy Rotamel, was named interim Fire Chief. The SHVFD responds to an average of 120 calls per month.

COLORADO TALKING BOOKS

Mary J Benson told us about talking books for the blind. The State provides postage-free, braille and large print library material to eligible residents. Go online to "Colorado Talking Book Library" to learn all the features of this worthwhile program.

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Rudy and Velma Rehbein
Residents since 1998



VETERANS ADMINISTRATION CEMETERY

Col Vic Fernandez, USA (Ret) reported in "The Eagle" that the VA, in mid-August 2013, has completed negotiations to purchase land in Rolling Hills Ranch (just east of Fountain) for a VA Cemetery. VA has the option to choose an alternate site if complications preclude this location. When the sale is complete, planning will ensue. 40-50 acres will include an entry gate, roads, utilities with administrative, visitor, maintenance, ceremonial, columbarium and other facilities. Stay tuned for further information !

STRATMOOR MEMBER OF HONOR FLIGHT



Stratmoor Hills is home to a member of the Honor Flight, an organization of World War II veterans. Ed Plante, Spaghetti Supper instigator and long-time former Board Member, was recently commended for his Air Force service in WW II as well as in Korea. Honor Flight members were flown to Washington DC where they were wined, dined and taken to the Lincoln, Iwo Jima, Viet Nam and other memorials. Two of Ed's daughters (one from Alabama and one from Virginia) met him in DC for a brief family reunion. The picture shows

Ed with a bronze cast of his hand. The plaque in front of his hand says, "Thank God For You."

PLAYHOUSE

The Little Sunshine Playhouse and Preschool has broken ground at Tenderfoot Hill and Venetucci. Tuition and date it will open are unknown at this time.

KING SOOPER SHOPPING CENTER

Starbucks has moved within the shopping Center and is now located near the new Auto Zone store. Uncle Guido's is gone but its site has been taken over by Dickie's BBQ. Lillians, a women's clothier, is a new store. The local owner will sell jewelry, boots, dresses, jeans, sweaters and so on. Westcott Neighbor Gary Kennedy, owner of Taste of Thai Spice, is advertising his restaurant in this issue. It is located on B Street.

KUDOS TO JESSICA KUHN

Jessica Kuhn has stepped down as SHNA President. Jessica came aboard as Secretary in 2011 but when no one came forward to fill the Presidency slot, Jessica took on both jobs.

She was elected President in 2011 and 2012. The Mother of three children, one of whom was born during her Presidency, she is also studying for her Master's

Degree, and is an active member of Mothers Against Drunk Driving (MADD). She will continue to be a wealth of information for incoming Officers and Board Members. She is pictured with her toddler, Jacqueline. John Kuhn, Jessica's husband, is retired from the US Army and is employed by the Department of Defense on Fort Carson. Well done, Jessica !



Bill and Rita Blogt, Residents since 1962

NEWSLETTER AVAILABILITY

There is considerable cost involved in printing the Newsletter. Routine door-to-door deliveries have been discontinued. But there are several easy ways to get a personal copy. Here they are:

- 1) On your computer at stratmoorhills.org
- 2) Pick up a copy at Neighborhood meetings or events.
- 3) Get a copy at the Water Department
- 4) Call Sheila Egan at 576-0831 to request a printed copy be delivered to your home. Call the same number to place an advertisement in the next Newsletter.

Our tradition has been to print Newsletters just before the Picnic in the Park and just before the Christmas Potluck. This year we are publishing just prior to the Supreme Spaghetti Supper. We have worked hard keeping you informed. Our communications are composed of the Newsletter, the web site and emails. We tell you about neighborhood activities, events and alerts such as bears or bobcats on your street. Dianne Cooper manages the web site and email alerts which is your main information source. You may go to our web site at any time to see the newest or past newsletters or send messages to Stratmoor. Go to stratmoorhills.org on your computer to submit your email address, ideas and opinions. We even accept thanks!

THANKS FOR YOUR SERVICE



Pens engraved with the recipient's name inside pen boxes (pictured above) were gifted to several SHNA 2012-2013 Board Members at the September meeting. Those receiving thanks were

Jessica Kuhn, President
Tom Egan, Treasurer
Dick Heikes, Special Events
Sheila Egan, Newsletter Editor
Wally Mosher, Vice President ~ who was presented with a baseball cap emblazoned with the Cadillac logo

JAMES AND RUTH BRADFORD
RESIDENTS SINCE 1960



**11 WESTMARK AVENUE
ASSISTED LIVING FACILITY**

By Carl Goodwin.

An assisted living facility recently popped into our neighborhood without warning. It's going to be at 11 Westmark Avenue in the cul-de-sac. Plans for it were only disclosed at the formal property closing. Likewise, the buyer was a bit surprised as the realtor told him there was no association in the neighborhood. No words as to who the broker was, or what the property sold for. We'll let you know when we learn more. .

The Assisted Living Facility (ALF) was the subject of considerable discussion at the September 2013 meeting. Neighbors are disappointed and disgruntled that a family with children is not moving into the cul-de-sac. They are doubtful that the new people will make an effort to integrate into the community. The new owner ~ a man named Jeff Reynolds who lives in Briargate ~ came to the September meeting to make a short presentation and to answer questions.

Approximately 45 skeptical neighbors attended and heard Mr Reynolds turn out to be an adept presenter, skilled in fielding questions. Here are a few responses to questions put by our neighbors. "No juveniles will live in the building. Elderly only. No dementia people. A person may have two strikes but on the third, they have to move to a memory care unit. There will be no combatives. There will be medical support. We will try to have celebrations at least at Christmas and the 4th of July. We will hire one person to take care

of the patients. Care includes help with bathing, incontinence, preparation of meals, and help negotiating stairs (no elevator.)

A neighbor asked why Stratmoor Hills was selected instead of some other place. Reynolds said he needed a ranch style home and added, "I liked the ambience of the neighborhood." When asked what he will charge residents per month, he hesitated quite a while and then said, "about \$3,000 a month."

He said there will be no wheelchair residents and they are considering an activity director. Describing the requirements by the State, a background check from them, approval from the Fire Department for their access, and sprinklers in the building (whose installation cost may be \$40,000) plus 30 hours of training by the State.

Of most concern to neighbors was turn-around room in the cul-de-sac for rescue, fire and other emergency vehicles, not to mention personal cars already parked there by homeowners.

The facility will generate occupancy with referral services such as "A Place for Mom" and discharge planners at hospitals. They are aiming for a November 1 start up. Home help agencies such as Encompass will go to the ALF to help the residents with such things as meals, bathing, incontinence and other needs of the elderly. The owners will encourage visits by family members to residents. More cars!

"What if a patient doesn't have a family?" inquired a neighbor? Jeff Reynolds replied "They (the patient) must have a power of attorney."

He noted that this will not be a "secure facility" ~ the doors will not be locked. If anyone is a danger to themselves or the neighbors, they do not get in as a resident."

The house intended as an ALF was built in 1994 and has about 3500 square feet of living space. Modifications will be required to accommodate the residents and additional parking space will be needed.

According to the State Statute, zoning regulations provide that a group home for the aged accommodating eight (8) or fewer is allowable as long as it is not within 500 feet of another similar group home. I, the author,

asked about the density of the housing ~ How many to a room? The reply was one to a room unless the room is 120 square feet, in which case there can be two.

A question raised by Bob Colgrove concerned maneuvering the fire truck in case it is needed. Some checking will be done to answer questions about fire regulations as they relate to this proposal.

MORE INFORMATION ON THE ALF

Subsequent to Carl's very well-written article on the ALF, we learned that Constant Care bought the property for \$297,500. The amount financed was \$208,250 at nearly 6%. The rancher has 1,809 square feet of living space, 10 rooms of which four are bedrooms, there are 3 bathrooms, the rancher was built in 1994. Jeff Reynolds has undertaken the renovation of the property so this description will be invalid shortly as he rearranges the house to suit his purposes.

The Constant Care web site listed room rates at one time from \$2,000 to \$4,000 per month. A recent scan of the web site shows that room rates have been deleted.



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SOUTH ACADEMY STATION

Ralph Ravenscroft, Manager of the Stratmoor Water and Sanitation Districts, brought us up to date on the progress of South Academy Station, a proposed shopping center on South Academy Boulevard. We first heard about this proposition in February 2013 when the developer visited here from St Louis. He briefly outlined what would happen at the construction site (which has been annexed by the City of Fountain) across from Pikes Peak Community College.

Progress is slow, per Ravenscroft. The developer, UTW Academy Development, LLC, presented a preliminary plan to the Fountain City Council on September 18, but no information has

been released from that meeting. Until approval is received, construction will not be undertaken.

As originally agreed, Stratmoor Hills Water and Sanitation Districts will supply water and sanitation services to the new development. Stratmoor Hills Volunteer Fire Department will provide fire protection according to an intergovernmental agreement between them and the City of Fountain. Police protection is being negotiated between Fountain and the El Paso County Sheriff's Office ~ nothing final yet.

WalMart* and Sam's are still very interested in building at the new shopping center but are conferring with UTW and investigating the possibility of buying the ground upon which they will build their stores, rather than lease the land from the City of Fountain.

Stratmoor Hills Water, Fire and Sanitation will continue to collect property taxes on all structures.

SIDEWALK AND STREET MAINTAENANCE'

By Jane Dillon

I serve on the Highway Advisory Commission for El Paso County.

At our last meeting, Andre Brackin, County Engineer, requested that we contact our communities to ask for help in identifying maintenance that needs to be done on our streets and sidewalks. County residents are not financially liable for repairs to sidewalks in 2014. As you drive around and walk our neighborhood, please note needed maintenance, particularly if it is a safety issue. Identify the worst problems as, of course, there is never enough money to handle all problems. If it is an appearance problem, [please do not report it. We want to make sure our Stratmoor Hills receives as much most needed maintenance as possible.

Remember this is only a preliminary list. It can and will change as more reports come in.

The web access to report problems:

http://adm2.elpasoco.com/transport/service_request.asp
or you may phone 719-520-6891

Preliminary 2014 Paving list for Stratmoor Hills
Cranbrook Circle from Loomis to Chamberlin Ave (curb and gutter work already underway)

Preliminary Chip Seal List for Stratmoor Hills
Crestridge Ave from Stratmoor Dr North to B Street

Westcott from Crestridge to Chamberlin
Stratmoor Dr from Crestridge Ave to City limits
Chamberlin Ave from Crestridge to Stratmoor
Westmark Ave from Crestridge Ave to Venetucci
Loomis from Crestridge to Kearney

Possible 2014 Concrete Work

510 Catalina Dr
10 Westmark

LIFE IN STRATMOOR HILLS

By Junior Reporter Jalen Kuhn

A girl of around thirteen or fourteen years old walks by staring at her shoes and shifting her back pack from shoulder to shoulder. The morning sun shines and a squirrel darts across the road, just missing an unfortunate accident with a car. The girl rubs the morning haze out of her eyes and checks her watch, beginning to walk a little faster. This girl has red hair and usually wears a lime green jacket so bright, a blind man could see her. Every day you see this girl walk by, looking just as tired every morning and walking the exact same route every day. If you look closely, you will see that this girl is me.

If you were to ask me how I felt about walking I would say something along the line of "It gets me my morning exercise. I feel safe when I walk through our neighborhood." I know many people throughout this neighborhood and it is reassuring to know that if I ever, for any reason, were to run into trouble I could go to any one of them. I'm glad to live in this neighborhood. It is a safe place. My mother jokes that she has spies that will report back to her if they saw me misbehaving and, although I don't particularly like the thought of being tattled on, I am proud to be part of this community. Just knowing that a handful of people would help me if need be makes me feel secure. This is a special place where people know one another and where people can count on one another for just about anything. Stratmoor Hills has offered a safe home for my family and I am confident that if my brother, who is four, were to walk the same route every day that I do, he would arrive safely too. I am so grateful that my family and I have formed so many valuable friendships with unique people because of this place we call Stratmoor Hills.

*CHRISTMAS HOME LIGHTING CONTEST IS
DECEMBER 21. HAVE YOUR LIGHTS AND
MUSIC ON JUST AFTER SUNDOWN. WINNER
RECEIVES A GIFT CERTIFICATE TO KING
SOOPERS.*

STRATMOOR COMMUNITY CENTER

By VP Jim Pesicka

My neighbor, Flora Been, and I visited the Stratmoor Community Center recently. It is located on B Street at the bottom of Crestridge and behind the 7-11. The Center is open on Wednesdays from 1pm to 3pm. They are also open on Tuesdays from 9am to 11am to accept donations. There were about 25 persons waiting to get in when we visited. We met the Center administrator who gave us a tour. We saw 10 volunteers stocking shelves with canned goods and assisting clients. An average of 125 persons are served on Wednesdays.

**The Stratmoor Hills
Neighborhood Association
IS NOT A HOMEOWNER ASSOCIATION.**

The community and its events, all forms of communications and the Newsletter are supported by your generous donations. Thank you!

Upcoming Events

November 6, 6:30 pm, School, Supreme Spaghetti Supper

December 4, 6:30 pm, Christmas Potluck Party

January 2014 No meeting

February 6, 2014, regular meeting

March 6, 2014, regular meeting

April 3, Regular meeting

**Watch for bobcats in the neighborhood !
Pick up after your pooch (s) !
It is illegal in Colorado to feed the bears !
Best to keep your garbage inside!**

Drink Pink and Shrink



Developed for diabetes, Plexus now offers Bio-Cleanse protein shakes, pain relief cream. Plexus Slim helps to regulate sugar levels, providing energy throughout the day. Join me in getting healthy at www.lesley.myplexusproducts.com ~~ check out the website for info as well as this exciting business opportunity.

CLASSIFIED ADVERTISING

This a new service offered as a courtesy by SHNA to our residents who have items they would like to sell, give away, buy or swap. There is no charge. Write up your ad and send it to quinlanegan@g.com or phone 719-576-0831

WANTED

Wood and scrap wood for our fireplace. Phone 331-8121

ITEMS FOR SALE



Task Force 5 ton electric log splitter. Works well. \$250.00 Phone 331-8121

3'x5' red nylon dog mattress for use by itself or inside crate. Never used. Paid \$50 at PetSmart. Will sell for \$25. 576-0831

1950s freezer and refrigerator. Freezer is pink inside. Both work. \$50 each. Phone 331-8121

Wards generator. Use a battery charger or battery and it has an internal electric starter or start by rope. Early 60s or so. \$50. Phone 331-8121

Metal and Glass Baker's Rack. \$60. Phone 719-466-3999

Scott's 6hp 2" self-propelled lawn mower with Briggs and Stratton motor and rear bag. Runs well. Original paperwork available. \$50. Phone 540-5785

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