

## **What Is NEPCO?**

Northern El Paso County Coalition of Community Associations

### **Background**

On February 9, 1999, members of seven homeowners associations (HOAs) in the Gleneagle-Northgate area met for the first time to get to know each other and discuss on a regular basis the possibility of sharing information and engaging in discussions of issues common to all. The Gleneagle Civic Association organized the meeting. Discussion included the possibility of forming an HOA coalition to take advantage of the power of numbers. The seven HOAs unanimously agreed that getting together regularly would be a useful thing to do. They agreed to meet regularly to: (1) share information that would be useful to all; (2) address issues within the HOAs that have bearing on the other HOA's areas of interest and responsibility; and (3) address issues of growth and development around the HOA areas in Northern El Paso County. The coalition was formed as an informal get-together, and rapidly grew to include 15 HOAs and residential areas that met monthly.

Ten months later, at the December 1999 coalition meeting, the HOA members decided that the coalition should become a formal organization. The members decided to develop Articles of Incorporation and By-Laws. The reason was that a formally structured organization would allow the coalition of HOAs to obtain a higher level of status with County Planners and the County Commissioners. The coalition felt that a formal organization of HOAs would allow the coalition to receive advance notice of land use issues on a regular basis in the coalition area. Then the coalition could be proactive, more effective, and constructive in discussions with land developers and the county, while representing the homeowners' views, before development plans are set in motion. The NEPCO geographic area is bounded by Northgate Road on the south, County Line Road on the north, Hwy 83 on the east, and the Rocky Mountains on the west.

### **Tri-Lakes Comprehensive Plan**

The approval of the *El Paso County 2000 Tri-Lakes Comprehensive Plan* in October 1999 presented a tremendous opportunity to influence growth and development in a positive way. In addition, the Implementation Recommendations section of the Tri-Lakes plan suggested the formation of a Land Use Committee "whose purpose is to receive and provide comment on land use submittals in the Tri-Lakes Area". What better group to serve as the Land Use Committee to represent homeowners' views than a formal coalition of Home Owners Associations in Northern El Paso County!

### **Legal Formation**

NEPCO was officially "chartered" as a non-profit organization on June 1, 2000, when the State of Colorado approved NEPCO's Articles of Incorporation. The Bylaws of NEPCO and the Charter for the NEPCO Land Use Committee were approved by the NEPCO constituent associations at the first meeting on August 3, 2000. The purpose of NEPCO, as stated in the Articles of Incorporation is the following:

*The purpose of the Corporation shall be to promote community economic, ecological and*

*sociological environment in which a high quality of life can be sustained for constituent associations, their members and families in northern El Paso County, Colorado, and to carry this out by:*

- 1. taking necessary steps, on a nonpartisan basis, to protect the property rights, however manifested, of the members of the constituent associations,*
- 2. encouraging the beautification and planned development and maintenance of northern El Paso County, Colorado, by various governmental agencies as may affect the constituent associations,*
- 3. providing a forum for the free exchange of ideas among and educational opportunities for representatives of the constituent associations, and*
- 4. serving as an area-wide point of contact for interaction with various levels of government and others regarding land use matters which impact the quality of life within the constituent associations and of their members.*

The NEPCO Board of Directors consists of five volunteers from different homeowner associations (HOAs) elected by a majority of the NEPCO constituent association representatives for a period of two years. The Board meets every other month, alternating with the general membership meetings every other month.

### **Activities**

NEPCO's primary activities to date have been operating the Land Use Committee in conjunction with the El Paso County Planning Department and the Town of Monument Planning Department, and conducting general membership meetings with guest speakers who present relevant topics of interest to the member HOAs. In addition, the NEPCO Transportation Committee was recently formed in August 2013 to address transportation issues and projects with the County Engineer, the Pikes Peak Rural Transportation Authority (PPRTA) and the Baptist Road Rural Transportation Authority (BRRTA) within the NEPCO geographic area.

NEPCO holds general membership meetings every other month (six meetings per year). NEPCO constituent HOA representatives attend the two hour meetings where NEPCO's Land Use Committee chairman presents the status of county development activities as well as NEPCO's review and response to these plans, and NEPCO's Transportation Committee chairman presents a report on this committee's activities. Each meeting includes an informative program presented by a guest speaker designed to be of use to all homeowner associations and residential areas in the NEPCO area. The following is a sample of the meeting programs and guest speakers NEPCO has held since its formation:

- Each year one of NEPCO's six meetings hosts a highly experienced and respected HOA attorney speaking on topics such as *Covenant Enforcement, HOA Governing Documents, Architectural Control, and Legal Issues including Colorado State Legislative Impacts on HOAs*
- Each year one of NEPCO's six meeting hosts our District 1 County Commissioner who speaks on *County Issues, Budgets, Transportation and Items*

*of Concern to Homeowners*

- NEPCO has twice hosted a *political debate between candidates for District 1 County Commissioner*
- HOA property manager speaking on *Professional Property Management*
- An insurance agent speaking on *Insurance for Non-profits and HOAs*
- Colorado State Senator on *The Pending Anti-SLAPP Bill*
- Colorado State Representative for our district on *Legislative and Local Affairs Update*
- The El Paso County Director of Planning on *The County Planning Process, Zoning, Development, Water and Roads*
- Monument Mayor and Monument Town Planner on *New Projects and Accessions for Monument*
- El Paso County Long Range Planning Div Manager on *Special Districts*
- El Paso County Sheriff's Office on "*Project Impact*" *Against Natural Disasters* and another presentation on *Neighborhood Watch Program*
- El Paso County Sheriff on *Safety Issues in Northern El Paso County*
- An Adelphia Telecom Rep on the *Adelphia Expansion Program*
- Tri-Rec District Chairman on *New Tri-Rec Funding Proposal*
- CDOT, El Paso County DOT, Monument Town Planner on *Road Projects*
- Contract Engineer on *the I-25 Baptist Road Interchange Project*
- Chairman of the Pikes Peak Regional Water Authority on *The Water Situation in El Paso County*
- An Hydrologist and Geologist on *The State & County Water Situation*
- Water Returns Non-Profit on *Water Challenges for Landscaping*
- Front Range Environmental Resource Coalition on *Experimental Drilling on Mt Herman*
- Colorado Oil and Gas Association on *Hydraulic Fracturing*
- Superintendents of D-20 and D-38 school districts on *Community Education Highlights*
- Owner of Fire Ready Corp and member of Pikes Peak Wildfire Prevention Planners on *Wildfire Mitigation Techniques (in 2007)*
- Panel of Colorado State Forest Service, HOA Firewise Committee and local Fire Districts on *Forest Health and Fire Mitigation (in 2009)*
- Panel of Colorado State Forestry Service, Sheriff's Office of Emergency Management, and local Fire Districts on *Fire Safety, Forestry and Landscaping*

(in 2011)

- Wescott Fire District Marshall on *Wildfire Mitigation Efforts (in 2012)*
- Various HOA President's Roundtable Discussions on topics including: *Managing Homeowner Associations, Best Practices for Covenant Enforcement, Biggest Challenges for HOA Boards, and HOA Rules & Regulations*
- El Paso County Public Trustee on *Liens, Foreclosures and HOA Legal Issues*
- El Paso County Assessor on *The Property Assessment Process*
- Vice Chairman of Pikes Peak Area Complete Count Census on *National Census 2010 and Impact to our Region*

NEPCO's Land Use Committee has conducted over 50 actions since NEPCO was formed in June 2000. These actions have been primarily in-depth reviews of county and Monument planning proposals such as re-zoning or new development plans. NEPCO has established a good working relationship with the County Planning Department and the Town of Monument Planning Department. The county and Monument send NEPCO all sketch plans, preliminary plans, and re-zoning requests for NEPCO's review and comment. The planning departments respect NEPCO's inputs because NEPCO's process is thorough and systematic, the comments are constructive, the reviews exhibit common sense, and NEPCO represents over 6,000 voting homeowners. NEPCO's reviews of development plans have resulted in many changes to the original plans – for the betterment of NEPCO constituent homeowners. The following is a sample of planning requests that NEPCO has reviewed and responded to:

- Chisholm Subdivision
- Higby Subdivision
- Waiver of 300-Year Water Rqmt
- Robison Ranch Development
- Blue Haven Farm Vet Clinic
- Hay Creek Ranch Development
- Sprint Communications Tower
- Mills Timber Minor Development
- Fitzgerald Minor Subdivision
- Mountain View Estates Dvpmt
- Mtn View Elec Transmission Lines
- Monument Business Park
- Academy View Condos
- Academy Charter School
- FEDEX Bldg on Northgate Road
- Rogers B&B Inn
- Misty Acres Ranch Development
- Struthers Ranch Development
- Powers Blvd Extension
- Forest Lakes Development
- Falcon View Development
- Knollwood Village Development
- Flying Horse Ranch Development
- High Forest Ranch Filing
- Academy Village Development
- Wal-Mart at Baptist Road
- Smith Creek Drainage Basin Study
- Walter Commons Development
- Hwy 105 Medical Offices
- Sanctuary Pointe Phase I

- Promontory Point
- Monument Market Place
- Fairfield Inn
- Willow Springs Ranch
- Copper Heights
- Imperial Testing Facility
- Gleneagle Golf Course Townhome Zoning Request
- Home Place Ranch
- Monument Ridge Business Dvpt
- Primrose School
- Vista at Jackson Creek
- Copper Terrace
- Northgate Highlands

**Please Renew Your Membership (or please join NEPCO if you are not a current member)**

NEPCO would like as many as possible HOAs in Northern El Paso County to join NEPCO. All HOAs that are members enjoy the enrichment of sharing information on HOA activities, and contribute to expressing the views of their residents on growth, development and transportation plans. The more HOAs that NEPCO has within the 12 sub-areas of the Tri-Lakes plan, the better the views of residents can be expressed. Current members of NEPCO are:

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|-------------------------------------|--|
| Arrowwood Improvement Association   | Homestead at Jackson Creek               |
| Bent Tree HOA                       | Kings Deer HOA                           |
| Canterbury Improvement Association  | Kingswood Property Owners Association    |
| Chaparral Hills Residential Area    | Nichlas HOA                              |
| Copper Ridge HOA                    | Paradise Villas HOA                      |
| Donala Club Villa HOA               | Red Rock Ranch HOA                       |
| Eagle Villas Owners Association     | Struthers Ranch HOA                      |
| Fox Pines HOA                       | Summer Glen Estates                      |
| Gleneagle Civic Association         | Sun Hills Association                    |
| Gleneagle Homeowners Association    | Sun Mesa Townhome Owners Association     |
| Gleneagle North HOA                 | Sunrise Townhome Association             |
| Gleneagle 3 Homeowners Association  | Timberview 1 Property Owners Association |
| Heights Property Owners Association | Timberview 2 Property Owners Association |
| Higby Estates HOA                   | Vista Clara Villas HOA                   |
| High Meadow at Fox Run HOA          | West Oak Ridge HOA                       |
| High Pines Owners Association       | Woodmoor Improvement Association         |

NEPCO welcomes all HOAs and informal residential areas to join NEPCO to collectively address issues common to all residents of the coalition area. Annual dues are minimal. The annual dues for an HOA or residential area is \$15 plus 10 cents per lot rounded up to the nearest \$5 (if your association has 80 lots and homes, dues would be \$15 plus \$8 rounded up to be \$25 per year). For more information about NEPCO, you can visit the website at [www.NEPCO.org](http://www.NEPCO.org); or contact the NEPCO President, Larry Oliver, 719-488-9625, [lco69@icloud.com](mailto:lco69@icloud.com); or contact the NEPCO Secretary, Bob Swedenburg at 719-481-2723, [swedenburg@comcast.net](mailto:swedenburg@comcast.net).

Approved by the NEPCO Board of Directors:  
 Bob Swedenburg, NEPCO Secretary  
 2 February 2015