



ONE MISSION. ONE COMMUNITY.

Community Chat

June 24, 2021 at 5:30 p.m.

Virtual Meeting

OVERVIEW

Section 1

- Community Management Team
- Office Contact Info & Hours
- Resident Dispute Resolution

Section 2

- Pest Control 411
- Wildfire Prevention
- Wildlife Information
- Community Standards
- Upcoming Events

Section 3

- Construction Updates
- Utility Updates
- Landscape Schedule
- Next Community Chat
- Question & Answer Session

SECTION 1

Community Management Team

Community Management

- Jessica Jones, Resident Services Specialist
- Trina Lee, Resident Services Specialist
- Erica Lillie, Leasing Specialist
- Fredrick Martinez, Leasing Specialist
- Stephanie Wedemeyer, Accounting Services Specialist
- Kevin Glover, Quality Assurance Quality Control Specialist
- Ebonie Bolden, Community Manager
- Molly Koerperich, Community Director

Maintenance Management

- Bob Roberts, Self Help & Warehouse Specialist
- Shane Dorais, Maintenance Manager
- Joshua Sexton, Maintenance Manager
- Don Morrison, Maintenance Director



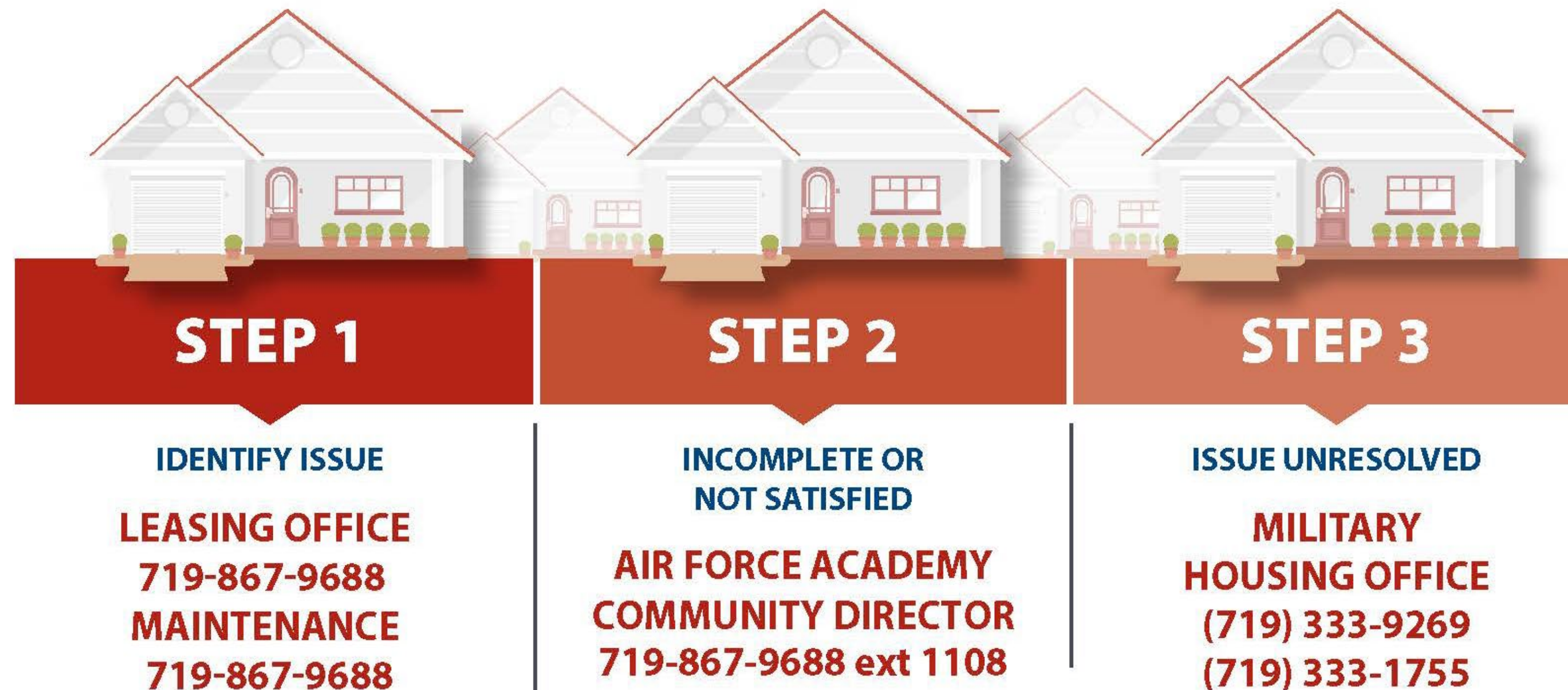
Office Contact Info & Hours

- Community Management Office
 - Address: 4609 W. Bighorn Drive, USAF Academy, CO 80840
 - Office Number: (719) 867-9688
 - E-Mail: afacontact@huntcompanies.com
- Office Days and Hours are:
 - Monday from 8:00 a.m. to 5:00 p.m.
 - Tuesday from 8:00 a.m. to 5:00 p.m.
 - Wednesday from 9:00 a.m. to 5:00 p.m.
 - Thursday from 8:00 a.m. to 5:00 p.m.
 - Friday from 8:00 a.m. to 5:00 p.m.



Resident Dispute Resolution

Any resident suggestion, concern, or feedback is important. If you are not satisfied with any service, please follow the process outlined below:



Resident Dispute Resolution

In the event of a dispute between resident and landlord under the terms of the lease, resident agrees to make a reasonable attempt to follow the process outlined below:

1. Resident should bring requests (concern, dispute) regarding their housing to the Community Management Office.
2. If Resident feels that the request has not been adequately resolved by the Community Management Office, the request will be immediately elevated to Landlord's Community Director.
3. If Resident feels that the request has not been adequately resolved by the Community Director, Resident may submit a concern to the Installation's Military Housing Office (MHO). Resident may request a meeting with the Community Director and MHO in order to personally present their request or concern.

Resident Dispute Resolution

4. If a resident feel that the request has not been adequately resolved by the Community Director and MHO, elevate the dispute throughout the Chain of Command to include the Resident Advocate and Legal Office
5. If a resident feels that the request has not been adequately resolved, please contact the Air Force Housing Call Center at 1-800-482-6431
6. If Resident feels the final decision has not adequately resolved Resident's request, Resident may seek independent legal guidance.

SECTION 2

Pest Control 411

- Here is a list of DOs to keep those summer pests out!
 - DO keep kitchen counter clean and store food in sealed containers
 - DO eliminate areas of standing water
 - DO keep landscaping trimmed and maintained
 - DO remove hiding places for pests
 - DO throw away overripe fruits and vegetables
 - DO keep basements, attics, and crawl spaces well ventilated and dry
- REMINDER: Call Maintenance Dispatch if you need qualified pest professional for additional advice and treatment if necessary if the above tips do not help

Pest Control 411

- Here is a list of DON'Ts to keep those summer pests out!
 - DON'T leave pet food dished out for long periods of time
 - DON'T let garbage compile
 - DON'T leave dirty dishes in sink
 - DON'T store firewood and building materials up against the home
 - DON'T let excess moisture accumulate in your home
 - DON'T give pests a free meal
 - DON'T let excess moisture accumulate in your home
- REMINDER: Call Maintenance Dispatch if you need qualified pest professional for additional advice and treatment if necessary if the above tips do not help

Wildfire Prevention

- Things to do outside to help reduce the wildfire threat:
 - Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home
 - Remove dead vegetation and other items from under your deck or porch, and within 10 feet of the house
 - Clean out areas below patios and decks to prevent debris and combustible materials from accumulating
 - Remove flammable materials (firewood stacks, propane tanks) within 30 feet of your home's foundation and outbuildings, including garages and sheds
 - If it can catch fire, don't let it touch your house, deck or porch
 - Wildfire can spread to tree tops

Wildfire Prevention

- Things to do outside to help reduce the wildfire threat:
 - Keep your lawn hydrated and maintained
 - If it's brown, cut it down to reduce fire intensity
 - Dry grass and shrubs are fuel for wildfire
 - Don't let debris and lawn cuttings linger
 - Dispose of these items quickly to reduce fuel for fire
 - Exercise caution when using outdoor grills

Wildfire Prevention

- Creating an emergency plan:
 - Assemble an emergency supply kit and place it in a safe spot
 - Remember to include important documents, medications, and personal identification
 - Develop an emergency evacuation plan and practice it with everyone in your home
 - Plan two ways out of your neighborhood and designate a meeting place
 - Learn more about emergency preparedness planning on NFPA's emergency planning webpage at <https://www.nfpa.org/Public-Education/Staying-safe/Preparedness/Emergency-Preparedness>

Wildfire Prevention

- And during the time a wildfire may be in your area:
 - Stay aware of the latest news and updates from your local media and fire department
 - Get your family, home, and pets prepared to evacuate
 - Place your emergency supply kit and other valuables in your vehicle
 - Move patio furniture, cushions, door mats, and potted plants in wooden containers either indoors or as far away from the home, shed, and garage as possible
 - Close and protect your home's openings, including attic and basement doors and vents, windows, garage doors, and pet doors to prevent embers from penetrating your home

Wildfire Prevention

- And during the time a wildfire may be in your area:
 - Connect garden hoses and fill any pools, hot tubs, garbage cans, tubs, or other large containers with water
 - Firefighters have been known to use the hoses to put out fires on rooftops
 - Leave as early as possible, before you're told to evacuate
 - Do not linger once evacuation orders have been given
 - Promptly leaving your home and neighborhood clears roads for firefighters to get equipment in place to fight the fire, and helps ensure residents' safety

Wildlife Information

- Commonly seen wildlife of USAFA
 - Mule deer
 - White-tailed deer
 - American elk
 - Merriam's turkey
 - Black bear
 - Coyote
 - Mountain lion
 - Beaver
 - and a wide-variety of migratory birds



Wildlife Information

- To protect yourself and the wild animals, follow these simple viewing rules:
 - Observe animals from a distance. If animals look nervous, you're too close!
 - Move slowly and casually, speak softly
 - Never chase or harass animals
 - Keep pets leashed
 - Do not feed or attempt to touch wildlife
 - Place trash in the bear-proof trash bins and or dumpsters. **DO NOT** place trash in your recycle bin
- For additional resources, contact USAFA Natural Resource Management at (719) 333-3308 or (719) 333-3416



Community Standards

- Trampolines must be within a fenced in backyard to be approved within AFAMC
- Playground equipment except playsets for toddlers must be within a fenced in backyard to be approved within AFAMC
- Only swimming pools authorized are wadding pools
 - Water cannot exceed 18 inches in height and must be emptied or turned over when not in use
- Vehicles must be have current registration, insured, and operable
 - If not, the vehicle can be subject to towing at the vehicle owner's expense
- Vehicles must be moved on a regular basis except if parked in your driveway, garage, or carport
 - If not, the vehicle can be subject to towing at the vehicle owner's expense



Community Standards

- No vehicle maintenance is to occur within the community
 - All maintenance must be done at the Auto Hobby Shop or a vehicle repair shop
- Recreational vehicles, utility trailers, boats, campers, ATVs, jet skis, etc. must be parked in authorized designated areas and are PROHIBITED in the community unless they fit inside the garage and/or covered carport
 - These vehicles can only be outside for 24 hours to load and unload
 - If not, these vehicles can be subject to towing at the owner's expense



Upcoming Events

- Back to School Bash
 - August 6, 2021 starting at 5:30 p.m. to 8:00 p.m.
 - Location is the USAFA Community Center parking lot
 - The Community Chapel will be hosting this year's Back to School Bash
 - There will be fun activities for everyone to include Cheyenne Mountain Zoon, petting zoo, USAFA Equestrian Center, bouncy houses, 10SFS working dog demonstration, and so much more!
 - Food and nonalcoholic beverages provided

SECTION 3

Construction Update

- Douglass Valley Playgrounds
 - HMC is building three (3) playgrounds in Douglass Valley
 - MilCon
 - Ponderosa and Spruce next to gazebo
 - Main Douglass Valley
 - W. Douglass Drive in open space across from Juniper
 - Upper Douglass Valley
 - Douglass Loop and Douglass Way
 - Project commenced June 7, 2021 at MilCon
 - Building with Integrity (BWI) is 70% complete with preparing the site for playground equipment to be installed

Construction Update

- BWI moving to Main Douglass Valley in next 1 to 2 weeks to begin preparing site for playground equipment install
 - BWI will also begin preparing site for Main Douglass Valley Dog Park install during this time
- BWI will then move to Upper Douglass Valley 3 to 4 weeks after Main Douglass Valley commences to begin preparing site for final playground equipment install
- Pine Valley Dog Park
 - Sod has been installed and needs 2 to 3 weeks before dog park can be installed
 - Team targeting a July 2, 2021 Grand Opening date



COLOR KEY

- YELLOW
- RED
- ORANGE
- LIME
- BLUE
- PURPLE
- B ORANGE/BLACK
- B LIME/BLACK
- B PURPLE/GRAY
- B BLUE/WHITE





COLOR KEY

●	YELLOW
●	RED
●	ORANGE
●	LIME
●	BLUE
●	PURPLE
●	ORANGE/BLACK
●	LIME/BLACK
●	PURPLE/GRAY
●	BLUE/WHITE



Utility Updates

- Discolored and high pressure water issues
 - HMC and 10th CES developed a team to identify and resolve water concerns
 - Conduct water flushing during the fire hydrant replacement project
 - Repair or replace master pressure reducing valves (PRVs) throughout housing
 - Developing comprehensive water flushing program for long term solution
 - HMC and MHO partnered with 10th MDG Bioenvironmental Engineering and having homes with discolored water tested at the taps for safe consumption
 - As of February 19th, a total of 9 homes (MilCon, Pine Valley, and Main Douglass Valley) to date have been tested
 - All chlorine and pH were in the acceptable range
 - All samples were negative for bacteria

Utility Updates

- Fire hydrant replacement project
 - Replacing 14 fire hydrants and will be conducting the following during this time:
 - Flushing water lines
 - Pressure test
 - Changing or working on master Pressure Reducing Valves (PRVs)
 - JBS Pipeline started June 7, 2021
 - Completed Juniper Drive and Bighorn Drive
 - Currently work in Antelope Drive, Muledeer Drive, and Ponderosa the week of June 21st
 - Upper Douglass and Pine Valley will start the week of June 28th
 - Target end date is July 1, 2021

Utility Updates

- Sewer failures and backups
 - Procured sewer camera system for site
 - Camera all lines during Change of Occupancy to ensure lines are healthy
 - If not, take appropriate action prior to any new resident moving in
 - HMC contracted In Depth Environmental, a third party contractor, to scope all sewer lines to determine overall health of system
 - In Depth Environmental has completed 100% of the inspections for the lateral sewer lines
 - In Depth Environmental is working with HMC to inspect all main sewer lines once lateral line project is complete
 - Once we receive the final report, team to develop corrective action plan

Landscape Schedule

- Embassy Site Management is providing a schedule for all areas on June 25, 2021
 - AFAMC will communicate the new schedule
 - Email Blast
 - Social Media
 - AFAMC Website
 - July 2021 Newsletter

Next Community Chat

When: Thursday, July 29, 2021

Start Time: 5:30 p.m.

**Location: Community Management Office &
Virtual Meeting**

<https://huntelp.webex.com/huntelp/j.php?MTID=m0525c2ffef21edce9790f81cdb04567f>

Meeting number: 133 380 1118 Password: X3yJM8eVMF5

Join by phone at 1-650-429-3300 Access code: 133 380 1118

QUESTION & ANSWER SESSION

Community Chat Questions & Answers June 24, 2021

- Q No residents had questions at this Community Chat.
A. N/A