

COMMUNITY DIRECTOR UPDATE

MAY 1, 2025

COMMUNITY NEWS

- Main playground at Community Center due to open May 1, 2025
- PCS Season kick-off begins May 1, 2025

Bear Awareness

One of the best things about living in the mountains is the interaction we get to have with wildlife. However, it is also very important we do our part as we get into the spring to ensure we are providing a safe co-existing habitat for both our residents and our wildlife neighbors – including bears.

Here are a few fun facts about some Colorado bears:

- Black bear is a species; the color can actually range from black, blonde, or browner.
- A bear's natural diet is grass, berries, fruits, nuts, and plants. If resources are low, they will seek other sources of food.
- A bear's nose is 100 times more sensitive than a human; allowing them to smell food up to 5 miles away.
- The average timeframe for bear activity in Colorado is mid-March to early November.
- Bears remember their food sources, which drive them to come back for more when they find it.
- Between late summer and early fall, a bear needs to consume 20,000 calories a day to prepare their body for the upcoming winter hibernation.
- Black bears are naturally shy but follow their nose to find food.

Black bears have been in Colorado long before humans. Every year the black bear population have to adapt to more people while still following their natural instincts for food. We ask your help with the following as we co-habit with our wildlife this summer.

- Do not intentionally leave food out for bears.
- Do not put bird feeder(s) out. Bird feed is made of nuts and is a natural food source for bears.
- Do not leave food, coolers, or air fresheners with a strong scent in your car or in an open garage.
- Do clean your barbeque pits and burn off food regularly. Cooked meat smells good for us and if actively looking for food, can smell really good to a bear who is hungry.
- Do keep all easily accessible windows and doors closed.

Do ensure to take all trash out to your designated bins and not leave in entryways to homes, open garages, or by your back door

Leasing Office Contact Information

- 📞 (719) 982-4800
- ✉️ afacontact@huntcompanies.com
- 🌐 airforceacademyfamilyhousing.com

TRASH SCHEDULE

Recycling: May 8 & 22

Trash Day: May 1, 8, 15, 22 & 29.

COMMUNITY UPDATES

- Exterior paint project to continue in Milcon
- Asphalt repairs to be completed in Milcon, and continue asphalt repairs in Pine

UPCOMING COMMUNITY EVENT

POPCORN FRIDAY'S

Date: May 2, 9, 16, 23 & 30

Time: 9am - 5pm

Location: AFA HMC Clubhouse 4609 W. Bighorn

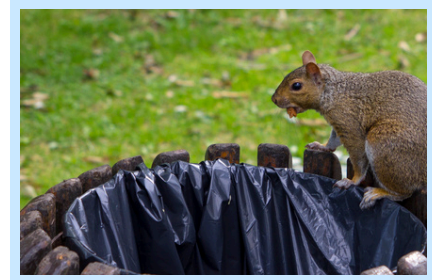
Pop in to grab some Popcorn and visit with the team



MAINTENANCE TIPS

Here are some summer pest control tips to help keep those pesky critters away:

- Keep kitchen counters clean and store food in sealed containers
- Eliminate areas of standing water
- Keep landscaping trimmed and maintained
- Remove hiding places for pests
- Diverting rainwater away from the house
- Keep basements, attics, and crawl spaces well-ventilated and dry
- Throw away overripe fruits and vegetables
- Don't store firewood and build materials up against the home
- Don't let garbage compile



GOOD NEWS STORIES/RESIDENT SURVEYS/REVIEWS

We are thankful for the number of Surveys that we have received so far. We still have more to go, so please remember to fill out your resident survey! Please call if you have questions or trouble logging in to complete your survey.



FACT OR ... THE TRUTH ABOUT "FLUSHABLE" WIPES

A popular trend we here at AFA are noticing is the use of "flushable wipes". We wanted to take a minute to discuss the truth about what negative effects "flushable wipes" can have on your homes plumbing system.

Many products currently advertise how wipes will flush down the drain. Although this may be true... the wipe(s) does go down the drain... but "out of sight, out of mind" is not the best approach. However, while it is true that many wipes can and will flush down the toilet, not all wipes will disintegrate or dissolve in the sewer system.

The extreme negative effect of "flushable wipes" in the main drain-line results in basement flooding and even much worse.

"Flushable wipes" are not made of the same decomposing material as regular toilet paper. Even if they do eventually break down, the time it takes will be too late and build up has already begun. Nearly all "flushable wipes" are made of a thicker material that is already wet and not made to decompose in a timely manner.

To prevent an unimaginable financial strain and stress, please avoid using "flushable wipes". This will save you and your family from possible financial responsibilities, and the maintenance team the stress of a work order for sewer back up and flooding.

UPCOMING LOCAL EVENTS

USAFA CADET GRADUATION 2025

Date: May 29th, 2025

Time: 9:00AM

Location: Falcon Stadium

Congratulations Graduates! [Click here for details!](#)



SUMMER SOFTBALL CAMP

Date: July 21-25 *Register by May 20, 2025

Time: TBD


Location: USAFA Youth Center

[Register here!](#)




If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

Community Director
Brandon Williams

 brandon.williams@huntcompanies.com

Director of Operations
Molly Koerperich

 molly.koerperich@huntcompanies.com

MAY

2025



SUN	MON	TUE	WED	THU	FRI	SAT
				01 Silver Star Service Banner Day	02 Popcorn Friday's	03
04	05	06	07	08	09 Popcorn Friday's Military Spouse Appreciation Day	10
11 Mother's Day	12	13 Children of the Fallen Patriots Day	14	15	16 Popcorn Friday's	17 Armed Forces Day
18	19	20 Summer Softball Camp Registration Deadline	21	22	23 Popcorn Friday's	24
25	26 Memorial Day OFFICE CLOSED	27	28	29 USAFA Cadet Graduation	30 Popcorn Friday's	31