

# COMMUNITY DIRECTOR UPDATE

**JULY 1, 2025**

## COMMUNITY NEWS

We were honored to have the 10<sup>th</sup> ABW/CC Amy Glisson, 10 ABW/CCC Chief Schoneboom and 10 CES/CC Lt. Col Choi join us for the ribbon cutting ceremony of the new Destination Playground! If you haven't already be sure to check out the playground located behind our clubhouse at 4609 W. Bighorn Drive.

## COMMUNITY UPDATES

### Loose Pets

We have noticed an influx of calls and emails about loose pets throughout the community. As a friendly reminder to our pet owners, you must keep your pet restrained at all times when outside the home or fenced in yard. If this continues to be a regular occurrence, the resident is at risk of having their pet privileges revoked and the pet removed from the community immediately.

### Moving Soon? The Notice to Vacate Process

#### Are you and your family moving soon?

If so, please remember you must provide Air Force Academy Military Communities (AFAMC) a written 30-Day Notice to Vacate and a copy of your Orders if applicable. If not, you will be financially responsible for fulfilling a 30-Day Notice to Vacate.

#### Where can you get a 30-Day Notice to Vacate?

You can visit AFAMC's website at [www.airforceacademyhousing.com](http://www.airforceacademyhousing.com) and download the 30-Day Notice to Vacate form, or we will accept a written 30-Day Notice to Vacate on any piece of paper as long as it states your full name, current address, telephone number, date you wish to vacate your home, and your signature. **NOTE: An email is NOT a valid 30-Day Notice to Vacate.**

#### How can you submit a 30-Day Notice to Vacate and a Copy of your Orders to AFAMC?




There are three (3) different ways to submit:

- Deliver your Notice to Vacate and a copy of your Orders, if applicable, to the Community Management Office
- Scan a PDF file of the 30-Day Notice to Vacate with a copy of your Orders, if applicable, to [afacontact@huntcompanies.com](mailto:afacontact@huntcompanies.com)
- Email [afacontact@huntcompanies.com](mailto:afacontact@huntcompanies.com), and a 30-Day Notice to Vacate will be sent to you for signature via DocuSign

#### What if you cannot give a valid 30-Day Notice to Vacate because of short-notice Orders?

Short notice Orders are when you receive official Orders not allowing you to give the required written 30-day Notice to Vacate. As long as you provide a Notice to Vacate in writing, a copy of your Orders, a letter from your Commander validating the Orders, and are approved by the Community Manager and/or Community Director, you will not be held financially responsible to fulfill a full 30-Day Notice to Vacate.

### Leasing Office Contact Information

-  (719) 982-4800
-  [afacontact@huntcompanies.com](mailto:afacontact@huntcompanies.com)
-  [airforceacademyfamilyhousing.com](http://airforceacademyfamilyhousing.com)



### TRASH SCHEDULE

Recycling: July 3<sup>rd</sup> & 17<sup>th</sup>

Trash Days: July 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, & 31<sup>st</sup>

## ***MAINTENANCE TIPS***

### **Whole House Fan Tips & Tricks**

Here are some helpful tips on how to use your whole-house fan if your home is equipped with one. Following these best practices will prolong the system's lifespan, maximize its benefits, and maximize utility cost savings.

#### **When the outside air temperature is cooler than inside your home or attic, do the following:**

1. Open at least three (3) or more windows 4 to 6 inches
2. Turn on your whole-house fan using the switch
3. Feel the nice, cool breeze as air passes through to the attic and fresh air replaces stale, trapped air
4. Experience complete indoor air exchanges in your home every 3 to 4 minutes
5. Save energy as warm air passes right out of your attic, allowing the entire home to stay cool for hours

**Don't forget:** While some choose to benefit from a good fan in the morning and evening, because of Colorado's cool, dry climate, using your whole house fan and ventilation system when appropriate can remove indoor air pollutants year-round.

**Managing intake:** It is vitally important that you open enough doors and windows to support the airflow generated by your whole house fan. If you do not, you risk the chance of the whole house fan extinguishing the water heater's pilot light, meaning you will not have hot water in your home.

**Directing airflow:** Direct indoor airflow by opening specific doors and windows in your home. If you want to direct a strong airflow through your bedroom, open windows in that room only. It is important to note that with any combination of openings, you must ensure that you have provided enough air intake. Opening more windows will result in less breeze coming through each window.

**Optimizing timing of use:** For best results, run the whole house fan for at least 10 minutes first thing in the morning to bring a cool breeze through the house and into the attic. This will expel any hot stale air buildup from the night before. Then, close windows, doors and the blinds on the sunny side of your home. Experiment with your fan and home openings to maximize both your comfort and the performance of the fan.

Do not run your whole house fan during the day unless the temperature outside is cooler than the house is inside, though you may want to run the fan during the day to push air out of the attic. To do so, direct airflow from either the basement or the shady side of the home.

You will get better cooling results for the next day if you run your fan longer into the evening, though, running the fan too long may cause you to become cold. Set your fan timer if applicable accordingly. Your whole house fan may also be used in mild winter days to bring fresh, clean air into the home, expel indoor air pollutants, and moisture buildup in your attic.

## GOOD NEWS STORIES

Thank you for your continued entries and feedback with move in and work order surveys. It assists us in providing exceptional customer service.

## UPCOMING COMMUNITY EVENTS

### **Popsicle Fridays**

**Date:** Every Friday in July

**Time:** 9:00AM - 5:00PM

**Location:** Community Center - 4609 W. Bighorn Dr.

Enjoy cool popsicles during hot summer months!



## UPCOMING LOCAL EVENTS

### **Freedom Fest**

**Date:** June 28th

**Time:** 4:00PM - 10:00PM

**Location:** Iron Horse Park

Fort Carson Freedom Fest includes a live rock concert, festival entertainment, food trucks, beverages for purchase, and fun activities for the whole family. The night concludes with a spectacular fireworks display!

<https://carson.armymwr.com/freedomfest>



### **Softball/Baseball Summer Camp**

**Date:** July 21<sup>st</sup> to July 25<sup>th</sup>


**Location:** USAFA Youth Center

Must of registered by May 20, 2025. [Information 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](mailto:brandon.williams@huntcompanies.com)

**Director of Operations**  
**Molly Koerperich**

 [molly.koerperich@huntcompanies.com](mailto:molly.koerperich@huntcompanies.com)

2025

# JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		01	02	03	<b>Popsicle Friday</b> 04 Independence Day <b>OFFICE CLOSED</b>	05
06	07	08	09	10	<b>Popsicle Friday</b> 11	12
13	14	15	16	17	<b>Popsicle Friday</b> 18	19
20	21 Softball/Baseball Summer Camp Begins	22	23	24	<b>Popsicle Friday</b> 25 National Hire a Veteran Day	26
27	28 Freedom Fest	29 Army Chaplain Corps Anniversary	30	31		