



**AIR FORCE ACADEMY**  
FAMILY HOUSING

HUNT MILITARY COMMUNITIES

# COMMUNITY DIRECTOR UPDATE DECEMBER 1, 2025



## COMMUNITY NEWS

### Holiday Trash Pick-up Schedule

- **Pine Valley and Main Douglass Valley**  
Pick up will be on Wednesday, December 24th.
- **Milcon and Upper Douglass Valley**  
Pick up will be on Friday, December 26th.

**Christmas Tree Safety Tips:** With Christmas coming, here are some Christmas tree safety tips.

- Natural trees should be cut at a 45° angle at the base and placed in water.
- Place the tree away from sources of heat.
- Use only non-flammable decorations.
- Use only lighting evaluated by a nationally recognized laboratory, such as Underwriters Laboratories (UL).
- Inspect lights for frayed wires or other defects before use.
- Do not leave lights on unattended, throughout the night, or when you are away from home.
- Keep natural tree stands filled with water at all times.
- When the tree becomes dry, discard it properly.



**Holiday Lighting and Decorations:** We love seeing your holiday spirit shine! Before you decorate, please review these important guidelines to keep our community safe and beautiful.

- **Lighting Hours:** Holiday lights may be used between 5:00 PM and 10:00 PM from Thanksgiving Day through the second weekend in January.
- **General Rules:** All lighting must be removed and stored properly after the permitted period. Avoid overloading circuits or excessive use of extension cords. Residents assume full liability for any damage or injury caused by decorations.
- **Safety & Installation:** Lights must be turned off when no one is home. Use gutter clips or similar devices such as nails, screws, or tacks are not allowed. Roof decorations and lighting above the first-floor roofline are prohibited and must be removed immediately if installed. Do not spray canned "snow" or similar substances on windows, siding, or brick facades.

## RESIDENT REVIEWS

- ★ "Hailey took care of our move-in, and she was thoughtful and well-prepared. She was at the home early, and that set the tone for a pleasant experience. We thank Hailey for her attention to our move-in process."

### Leasing Office Contact Information

- ☎ (719) 982-4800
- ✉ [AFAContact@HuntCompanies.com](mailto:AFAContact@HuntCompanies.com)
- 🌐 [AirForceAcademyFamilyHousing.com](http://AirForceAcademyFamilyHousing.com)

### COMMUNITY TRASH SCHEDULE

**Trash:** December 4th, 11th, 18th & 26th  
**Recycle:** December 4th & 18th

# COMMUNITY UPDATES

## MAINTENANCE TIPS

### Snow Removal Route

If this is not your first Colorado winter, you are probably with the rest of our office team where we have to wonder what the winter is going to bring. It is not typical to be this far in season and not have snow yet on the front range. As we prepare for winter weather that will rear its head, we want to share the process for removal you can expect from our landscape vendor, Embassy.

As a reminder, our community's responsibility is separate from the United States Air Force Academy. AFA is responsible for housing areas only.

Pending the severity of anticipated weather, Embassy will start preparing our community 24 hours prior to any event. This will include pretreat to roads and parking lots as needed.

When snow accumulation reaches 2 inches, removal processes will begin. There will be 2 crews to cover all Douglass Valley and 1 crew for Pine Valley. Snow removal will continue until all areas are cleared.

### Priority 1 (RED)

Main Roads and K&E personnel

### Priority 2 (BLUE)

Clusters, Sidewalks and Bus Stops

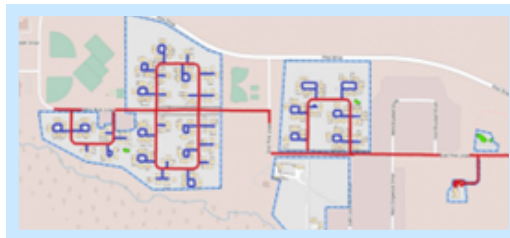
### Priority 3

Mailboxes and Deployed Spouses

This information will also be shared on our social pages and email blasts when weather events occur. Please be sure to have updated contact information and click the link to follow our [Facebook page!](#)



Douglass Valley Snow Removal Route



Pine Valley Snow Removal Route

## SAFETY ALERT & REMINDRES

Remember to replace your air filter monthly, ideally on the 1st, to keep your heater running smoothly.

**Free air filters are available at the Community Management Office during business hours.**

### Traveling for the Holidays?

Prepare now to stay safe, warm, and worry-free this winter season. **Please notify our Community Management Team at (719) 982-4800 or [AFAContact@HuntCompanies.com](mailto:AFAContact@HuntCompanies.com)** with your travel dates so that our team can check on your home to ensure there are no maintenance emergency situations.

## TEAM UPDATES

**Meet Gregory Harvey, one of our dedicated Maintenance Technicians** who takes pride in keeping everything running smoothly. A former Division 1 Lacrosse player and a Rubik's Cube solver, Gregory brings both teamwork and problem-solving skills to his role. What he loves most about his job is the sense of community and the opportunity to connect with residents on a daily basis.

# COMMUNITY EVENTS

## UPCOMING COMMUNITY & LOCAL EVENTS

### WINTER WONDERLAND

**Date:** Friday, December 12th

**Time:** 4:00 PM – 7:00 PM

**Location:** 4609 W. Bighorn Drive

Please join us for our annual Winter Wonderland. Pictures with Santa, Cookie & Hot Cocoa Bar, Raffle Prizes and more! This is a resident-only event.



### LETTERS TO SANTA

**Date:** Monday, December 1st – Wednesday, December 17th

**Time:** 8:00 AM – 5:00 PM

**Location:** 4609 W. Bighorn

Write your letter to Santa and drop it in the Community Center Santa Mailbox by Dec. 17. We will send it to the North Pole! Look for Santa's reply at your front door on Dec. 19. Be sure to include your name and address so Santa can write back.



### COLORADO SPRINGS FESTIVAL OF LIGHTS

**Date:** Saturday, December 6th

**Time:** Starts at 5:50 PM

**Location:** Downtown Colorado Springs on Tejon Street

The parade will start on Tejon Street at Boulder Street and proceed south on Tejon to Vermijo Avenue, featuring illuminated floats, holiday music, and characters.

### MAGIC OF LIGHTS AT PIKES PEAK INTERNATIONAL RACEWAY

**Date:** Friday, November 21st – Saturday, January 3rd

**Time:** Sunday – Thursday 5:30 PM – 9:00 PM and Friday – Saturday 5:30 PM – 10:00 PM

**Location:** Pikes Peak International Raceway

Magic of Lights is a festive drive-through experience featuring dazzling LED holiday displays and digital animations. One carload, one price. Learn more at [magicoflights.com](http://magicoflights.com).

### ELECTRIC SAFARI AT CHEYENNE MOUNTAIN ZOO

**Date:** Friday, December 5th – Thursday, January 1st

**Time:** 4:00 PM – 8:30 PM

**Location:** 4250 Cheyenne Mountain Zoo Road

Electric Safari at Cheyenne Mountain Zoo is Colorado Springs' only holiday event with 85+ unique light sculptures and festive fun with the animals! Details at [cmzoo.org](http://cmzoo.org).

*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.*

**Director of Operations & Acting Community Director**

**Molly Koerperich**

✉ [Molly.Koerperich@HuntCompanies.com](mailto:Molly.Koerperich@HuntCompanies.com)

2025

# DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	01 Letters to Santa first day	02 #GivingTuesday	03	04	05 Electric Safari at Cheyenne Mountain Zoo	06 Colorado Springs Festival of Lights
07 National Pearl Harbor Remembrance Day	08	09	10	11	12 Winter Wonderland	13 National Guard Birthday Wreaths Across America
14	15	16	17 Letters to Santa last day	18	19	20 Space Force Birthday
21	22	23	24	25 OFFICE CLOSED	26	27
28	29	30	31 New Year's Eve			