

# COMMUNITY DIRECTOR UPDATE

## APRIL 1, 2026

### COMMUNITY NEWS

#### Bear Aware

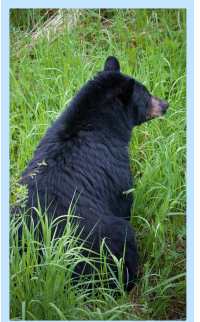
One of the best things about living in the mountains is the interaction we get to have with wildlife. However, it is also very important that we do our part as we enter spring to ensure we are providing a coexistence habitat for both our residents and our wildlife neighbors, including bears.

Here are a few fun facts about some Colorado bears:

- Black bear is a species; the color can range from black, blonde, or brown.
- A bear's natural diet is grass, berries, fruits, nuts, and plants. If resources are low, they will seek other food.
- A bear's nose is 100 times more sensitive, 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 stomachs to find food.

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

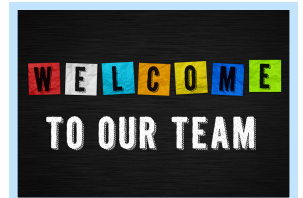
- Do not intentionally leave food out for bears.
- Do not put bird feeders out. Bird feed is made of nuts and is a natural food source for bears.
- Do not leave food, coolers, or air fresheners with a strong scent in your car or an open garage.
- Do clean your barbecue pits and burn off food regularly. Cooked meat smells good to us, and if actively looking for food, it 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.



### TEAM UPDATES

#### Norma Perez, COM Coordinator

We're excited to introduce Norma Perez, our COM Coordinator! Norma loves spending time with her family and hiking. What she enjoys most about her job is building meaningful relationships with the residents and the opportunity to constantly learn, grow and collaborate with a talented team to make a tangible impact through our work.



#### Leasing Office Contact Information

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

#### Community Trash Schedule

**Trash & Bulk Pick-up:** April 2nd, 9th, 16th, 23rd, 30th  
**Recycle:** April 9th and 23rd

## COMMUNITY NEWS (CONTINUED)

### Moving Soon? Don't Forget the Notice to Vacate Process

Are you and your family moving soon? If so, please remember that you must provide Air Force Academy Family Housing with a written 30-Day Notice to Vacate and a copy of your Orders, if applicable. If not, you will be financially responsible to fulfill a 30-Day Notice to Vacate.

### Where Can You Get a 30-Day Notice to Vacate?

You can visit AFAMC's website at [AirForceAcademyHousing.com](http://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 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 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, copy of your Orders, 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.

## MAINTENANCE TIPS

### Safety Alert & Reminders

Don't forget to replace your air filter at least once a month. We recommend the 1st of every month. This will help keep your heater working properly this winter season. If you need a replacement air filter at no charge, visit the Community Management Office during business hours to pick up a FREE air filter. Be sure to test your smoke detectors and carbon monoxide sensors twice a month. We recommend doing this every pay day.

### Fact or... the Truth About "Flushable" Wipes

A popular trend we are seeing here at AFA is flushable wipes. We wanted to take a minute to talk about the myth and the truth about what flushable wipes do and what they can do to your family's plumbing system. Many products are now advertising that wipes will flush down the drain. Although this may be true the wipe goes down the drain—out of sight, out of mind is not the best approach. While it is true many wipes can and will flush down the toilet, not all wipes will disintegrate or dissolve in the sewer system. Flushable wipes in the main drain-line are the number one cause of basement flooding. Too much use will cause a backup and if the wipes are not disintegrating the build up happens in your lines. Flushable wipes are not made of the same decomposing material as regular toilet paper. Even if they do eventually break down, it will take much longer than toilet paper, so you can see a difference in how it breaks down or separates as soon as it comes into contact with water. Nearly all flushable wipes are made of a thicker material that is already wet and not decomposing. Therefore, they don't disintegrate the way regular toilet paper does, and if there isn't enough water to push them through, they'll clog the sewer line. They can also cause septic tanks to need more frequent pumping and can block pipes. And when issues happen with waste going down, the likelihood of things coming back up is much greater. To prevent an untimely and completely avoidable work order at (undoubtedly) the wrong time, please avoid using flushable wipes. This will save you, your family, and the maintenance team the stress of a work order for a sewer backup and flooding.

## UPCOMING COMMUNITY EVENTS

### EARTH DAY

**Date:** Wednesday, April 22nd

**Time:** 2:00 PM

**Location:** 4609 W. Bighorn Drive

Help Hunt Military Communities and Embassy plant a tree outside the community center in honor of Earth Day!



### ANNUAL EGG HUNT

**Date:** Saturday, April 4th

**Time:** 10:00 - Until Supplies Last

**Location:** 4609 W. Bighorn Drive

Join us for our annual egg hunt and photos with the Bunny! Don't miss out!

\*Air Force Academy residents only. While supplies last.



## UPCOMING LOCAL EVENTS

### ACADEMY DISTRICT 20 PLC - 2 HOUR LATE START

**Date:** Friday, April 3rd & April 17th

Professional Learning Communities (PLC) time. All students will attend their school on a 2-hour delay schedule. Village High School, Village Middle School, Home School Academy, and pre-school programs do not participate in the delayed start.



### YOU'RE MY SUPERHERO MOTHER-SON DANCE

**Date:** Saturday, April 18th

**Time:** 5:00 PM - 7:00 PM

**Location:** The Falcon Trail Youth Center

Enjoy a fun filled evening with your boy! For more information, please visit their website at [USAFASupport.com/event/mother-son-dance/](http://USAFASupport.com/event/mother-son-dance/).



### CANON CITY MUSIC & BLOSSOM FESTIVAL

**Date:** Wednesday, April 29th - Sunday, May 3rd

**Location:** Canon City, CO

The Blossom Festival is the largest community run school music competition in the state. Jazz Band Competitions are held at the Florence High School Performing Arts Center and Concert Choirs at the Steeples Event Center. For more information, please visit their website at [CCBlossomFestival.com](http://CCBlossomFestival.com).



*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)

# APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			01	02	03 <b>Academy District 20 PLS - 2 Hour Late Start</b>	04 <b>Annual Egg Hunt</b>
05 <b>Gold Star Spouses Day</b>	06	07	08	09	10	11
12	13	14	15 <b>Purple Up Day!</b>	16	17 <b>Academy District 20 PLS - 2 Hour Late Start</b>	18 <b>You're My Superhero Mother-Son Dance</b>
19	20	21	22 <b>Earth Day</b>	23	24	25
26	27	28	29 <b>Canon City Music &amp; Blossom Festival Begins</b>	30		