

## Summer 2014

Stratmoor Hills Neighborhood Association - where country charm meets city convenience.

# Stratmoor Hills Neighborhood Association Newsletter

## A Tour of the Neighborhood Assisted Living Facility

BY Carl Goodwin, Edna Kosley and Sheila Egan

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Congratulations to:

**Dianne Cooper and Wally Mosher**

who were elected to Stratmoor Hills Water, Fire and Sanitation Boards. A big thank you to all who voted and those who helped with the election for all your efforts in keeping a vested interest

Three neighbors curious about the neighborhood's newly-opened assisted living facility (ALF) banded together. We asked owner Jeff Reynolds to show us around and he immediately agreed to do so. Our trio learned that fire codes required Reynolds to spend about \$40,000 on the installation of sprinklers. "Even the closets are equipped with sprinklers!" Reynolds exclaimed.

The facility is named Constant Care Assisted Living and is located at 11 Westmark. The house faces west onto the Westmark cul-de-sac and the back of the house looks east over Crestridge Avenue. There were three residents in-house at the end of April and four at the beginning of June. Constant Care had two full time employees plus Mr. Reynolds at the time of our visit. They take care of the residents, maintain the property and prepare meals. Unlike other facilities, Constant Care

has no add-on charge for administration of medicines to residents.

Opening the front door, we were overwhelmed by a welcoming, airy ambience in the living room, the gas log fireplace blazing, a large-screen TV hung on the wall and seating provided by comfortable leather furniture. Carl noted that there were five sprinklers overhead in the living room. Located in the living room was a sign-in sign-out register. Beyond the living room was a good-sized dining room. The dining table was surrounded by sturdy wood chairs where residents enjoy their meals together and are invited to give input to daily menus. A counter separates the kitchen from the dining room. All outside walls have large picture windows which flood the upper level with natural light.

Off the kitchen and dining room you may step out onto a deck that partially surrounds the house over-

looking Crestridge.

As Carl, Sheila and Edna made their way through the new residence, we learned that there are five bedrooms, some of which can be shared. For instance, a large bedroom with private bath and shower on the front of the house costs \$4,000 per month. If two persons occupy the room, the cost would be \$2,500 per person per month. The shower has a seat and grab bars. Plans are afoot to insert a plug door in the tub to make getting in and out easier and safer.

As our trio now descended to the lower level, we found that a door must be opened at the bottom of the stairs (safety reasons) and we walk down the usual number of steps to discover a spacious community room. It contains a large TV screen, leather seating and a miniature game and pool table.

Adjacent to an occupied bedroom is a bathroom with a shower.

## *Assisted Living Facility on Westmark*



Downstairs rooms go for \$2,388 to \$2,700 a month depending on how many persons occupy each bedroom. There is no elevator in the building but Reynolds plans to install a railing lift chair.

The first Constant Care resident is Karen. She occupies herself by working on the lawns, gardens and raising flowers under the supervision of an employee. Rosy-cheeked Karen is very pleased to have her own room, bath, a few pieces of her furniture and pictures of her late husband on the dresser.

Edna remarked that "The place is very nice, very clean and very roomy. People are not on top of each other. And Mr. Reynolds is a very nice man."

Improved parking has been installed at the back of the house which may prevent the small Westmark cul-de-sac from being overcome by too many vehicles parked there at the same time. Numerous neighbors have worried about a fire truck or ambulance trying to get into the area but finding the normal number of household vehicles using up all the room the cul-de-sac offers. The Stratmoor Hills

Voluntary Fire Department Chief assessed the space and gave it a thumbs up regarding parking.

This is not a "secure" facility. The doors are locked only at night. That's another worry ~ the fear that a resident might let himself out, wander around the neighborhood and might let himself into another person's house, get hit by a car speeding down Crestridge, or falling and breaking a hip, etc.

The Constant Care brochure claims "We are an assisted living facility...that serves retirees that don't want the crowds and long hallways of most assisted living facilities." We

three Stratmoorites believe that they've reached their goal. This place is more like an upscale modern house with home-prepared meals, big windows and located in a lovely neighborhood than it is like a "facility." We'll see how things sort out when the total of eight occupants is reached, which may change the privacy

now afforded with only four occupants. There are no long hallways and there's enough space at this time for those who don't want to live hip-to-hip.

Reynolds will accept Medicaid clients which many ALFs do not. Medicaid will help pay for assisted living. He is awaiting his Medicaid license which is on the way. He is currently investigating the Veterans Administration "Aid and Attendance" program which will pay benefits on a sliding scale for veterans (and their spouses) who served in any capacity during war and conflicts.

"I am determined to maintain the Westmark property in good condition so it will continue be an asset to the neighborhood," said Reynolds. He is planning another Constant Care ALF for the north side of Colorado Springs.



## Jackie and Joe Schimpf

### By Shelia Egan

Joe Schimpf murmured "Burn Baby Burn!" as he watched his Widefield house burn down in 1993. The fire was started by a neighbor's fireworks. But the destruction of Joe and Jackie's home was good news for the Stratmoor Hills Neighborhood Association when the Schimpfs built a new house on Loomis Avenue. Jackie is our diligent and inspired Hostess who has initiated raffles at our meetings. Joe was appointed "Enforcer" which means he is good at collecting money at Clean Up Day and generally keeping order. Both Schimpfs are members of the Board of Directors for our Association. Jackie was born and raised in a little west Texas town called Muleshoe. When Jackie was 12, her family moved to Dallas and later she worked in Wichita Falls. She attended a USO party at Shepard Air Force Base in Wichita and met a young Airman, Joe Schimpf. They married in 1960 and became parents to sons in 1961, 1962, 1963 and a bonus boy in 1970 when Joe returned from Viet Nam. The sons now live in Flor-

ida, Canon City, Guffey and Colorado Springs. When Joe was ordered to Vietnam, Jackie took her sons to live in Muleshoe. During her time, there Jackie learned about prejudice which she emphatically does not tolerate. She was placed in the position of confronting a school teacher who was unkind to her son. The teacher compared the life of an Air Force family to that of an immigrant family.

Joe, of German ancestry, was born in Marienfeld, Ukraine. German families lived peacefully and thrived in Ukraine until WW II broke out when the Russian government expelled all Germans. The Schimpfs went to Poland to stay with a German family. They moved on for nine months to Northern Germany and were referred to as "Ruskies." Joe was just a young boy but worked shoulder to shoulder with his father and other men on a farm, which provided food for the families as the war raged on.

In 1952, the family (consisting of Joe's par-

ents, two sisters and two brothers) departed for the USA, went through Ellis Island, and then to Virginia and North Carolina. Joe had commenced his education in public schools. In 1958 he enlisted in the United States Air Force where he became a Power Plant Technician. The Air Force wanted Joe to see the world, so they stationed him in Turkey, Berlin, California, Viet Nam, Alaska and at NORAD where his retirement ceremony was held after 25 years serving his adopted country. Jackie and Joe with their four sons spent four years in Berlin, which was a complete delight for Jackie and the shopkeepers as she spent all her deutschmarks.



*Mr and Mrs Schimpf moved to Stratmoor Hills after the loss of their Widefield home in 1993.*

Jackie enjoys machine embroidery, baking, cooking and participating in spoiling her grandchildren. She speaks fluent German and is especially known for Hostessing at our SHNA meetings, providing a welcoming smile, a warm handshake, hot tea or coffee and offering tickets to buy for the raffles Jackie has initiated and which have puffed up our treasury very nicely. Joe's hobbies were fishing and hunting until his physical condition ruled out these sports. He can still be a "shade tree mechanic" however. The Schimpfs belong to St Joseph Catholic Church.



## Stratmoor Hills Picnic in the Park

**August 10, 2014 at 11:00 AM**

Stratmoor Park Pavillion

413 Sinton Avenue

The Association provides: Burgers, Hot Dogs, condiments, soft drinks, plates, forks, napkins, spoons

Neighbors bring...a generous side dish or dessert!



## A Letter From the President

### Dan Beilfuss



Ed Plante generously shared his coveted recipe with the association!

**Have a story about our neighborhood you want to share? We would love to read it! Send via E-mail to Mrsdbeilfuss@me.com or at 534 Sinton Ave**

Where has the time gone? It seems like just yesterday that I was elected President of the Neighborhood Association. What a privilege it has been to be a part of such a great neighborhood. One of the first things I did upon being elected was thumb through about 20 years of past newsletters. What I quickly learned is that there are many people, both past and present, who have made significant contributions to the safety, development and well being of our neighborhood. It is very important to me that these efforts are respected and recognized. In fact, it is one of the reasons that I decided to run for the Board, as I did not want to see it dissolve after years of building such a strong foundation.

We have accomplished much since last summer. Activities of note include:

- \*The Ed Plante Spaghetti Dinner was a huge success. Over 200 people were served and we ran out of room for tables because of the strong turnout.

- Once again, because of your donations, we were able to donate \$300.00 to the Stratmoor Hills Elementary School, for which they were very appreciative.
- Because of a snowstorm, we had to cancel the Christmas Potluck.
- For the second year in a row, Edna and Larry Kosley on Westcott Ave. won the Christmas lighting contest.
- Although we had to move the neighborhood clean up day to a Friday because of costs, we still managed to fill the dumpster within a few hours and collect several hundred pounds of hazardous materials.
- We added a youth food drive last fall, which collected over 450 pounds of food. This was enough for 298 meals, which was donated to the local food pantry.
- The website and newsletter continue to thrive and provide us with valuable information about our community.

Current and former Board members have been invaluable in helping me figure things out in a very short time. Their dedication is truly appreciated. If anyone would like to be a part of our board, or if you would like to help volunteer for any of our activities, please contact a Board member. We are always looking for more participation.



The Ed Plante Spaghetti Dinner  
A place to make connections



Thank you to everyone who has supported our neighbor-

## *Earth Movers & Rain Catchers A Night with Dennis Hisey*

Commissioner Dennis Hisey spoke to a crowd of over 50 people on April 2, 2014 at Stratmoor Hills Elementary where he addressed a new shopping center and other issues which affect Stratmoor residents. Perhaps you have seen the large trucks and heard their thunder? It can be no wonder when 300 million cubic yards of dirt are being moved south of B street and north of Pikes Peak Community College County. The site will host a new Walmart Supercenter and Sam's Club with a projected opening in October 2015. Dirt useful for building is placed on the top and as unusable dirt will be packed underneath. An experienced, nation-wide developer is currently working on preparing the project which it will then pass on to a builder. Building will begin at the north end of the site and access will be at Academy only for the initial stores. There will be other pad sites to follow after Sams and Walmart open and dates for these will depend on how the first phase goes. Eventually, there will be access from B Street and Venettucci as well.

The second order of business was the veterans cemetery to be built south and east of the airport. Three hundred seventy four acres have been approved for homes but will be used for the cemetery instead. The VA plans to advertise and award architect contract by summer master plan 6-7 month process. A Master plan should be in place by year end. The tentative completion date is 2-3 years and there is money in place and set aside for it. Many interments per day are expected and a large traffic increase is anticipated.

Third, Storm water management must be addressed and we may all be affected. Though we do not generally live in a flood plain, there have been residents nearby who received FEMA assistance. There is a citizen's task force recommending :

1. a regional storm water authority 2. a vote to approve regional storm water authority 3 fee collected based on impervious surface such as a roof or a drive way much like a fee (not a tax) for a drivers license 4 a group of elected officials to pass models through limited to administration fees 1% to prevent this from becoming a "new government" branch. The fee would depend on size of lot and mitigation of storm water through natural landscaping. This would come on the property tax bill. A guess as to the amount involved \$ 8-\$12/month or approximately, \$100/year for the average household. Colorado state law does not allow for collecting storm water in barrels the best thing is for the rain to go into the ground. Colorado soil, being made of clay is considered "hydrophobic" or not good at absorbing water which may cause this type of flooding for many years to come. The fountain creek water shed inc. is overseer for Colorado Springs and Woodland Park through the county line south of Fort Carson which comes to a point in Pueblo. An Engineer hired to review projects and make recommendations for effectively managing storm waters in the region estimate costs at somewhere in the \$ 600 million to \$800 million range; not accounting for the Waldo Canon burn scar. If the option is placed on the ballot, it would likely be under closer to \$30 million dollars. The population in the area is reaching 650 million. Thank you Commissioner Hisey for a your time and insight!

**We need  
volunteers to  
serve on the next  
SHNA Board of  
Directors**

**Elections are in  
September so let  
us know if you  
wish to volunteer**

**Commissioner  
Dennis Hisey spent  
over two hours ad-  
dressing issues that  
affect Stratmoor  
residents such as  
storm water man-  
agement and the  
construction of a  
new shopping cen-  
ter south of B  
street.**





## Contact Us !

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## . WHY WAS CLEAN UP DAY HELD ON A FRIDAY?

Several inquiries were voiced as to why our annual May Clean Up Day was held on a Friday this year. Here's the answer: We learned that if we held the event on a Saturday, we would have to pay the County HazMat team \$100 per hour. Paying that much for weekend help was not feasible and paying them was a recent decision by the County Commissioners. Haz-Mat pay would be far more than the cash donations we would receive.

Because school was open on Clean Up Day, we shifted our site to property owned by the Stratmoor Hills Volunteer Fire Department at B Street and Crestridge where we had more room to maneuver the dumpster, direct cars dropping canned goods or trash. The good news is that we were able to rent a dumpster through the auspices of El Paso County, the cost of which was less than we've paid for a dumpster in the past.

The Event is held as a service to our good neighbors who completely filled the dumpster and the HazMat truck between 7am and 10am, who generously donated 76 pounds of canned goods and who handed over \$236.61 in cash. The canned goods were given to the Food Pantry on B Street behind the 7-11 at B Street and Crestridge.



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