CRYSTAL PARK
2012
VISION AND PLANNING GUIDE

http://www.crystalparkhoa.org/About-Crystal-Park/vision
VISION STATEMENTS for CRYSTAL PARK

Aesthetics, Environment and Resources
We are a resilient, naturally beautiful and environmentally sustainable community living in harmony with nature and one another.

Community and Personal Values
We are a unique mountain community of diverse and talented individuals willing to contribute to the enrichment and well-being of all who live in Crystal Park, by promoting and fostering personal privacy, acceptance, generosity and respect toward each other.

Economy and Finance
Crystal Park governing bodies and committees encourage dialogue with all members to promote and facilitate wise use of our resources, while responsibly managing our finances in a transparent manner.

Governance
Member-wide participatory governance ensures peaceful and cooperative living and mindful stewardship of our financial and natural resources with minimal interference in our personal lives.

Recreation and Social Activities
Crystal Park has excellent facilities and programs that promote recreational, social and healthful activities for all ages, abilities and interests.

Roads and Infrastructure
Crystal Park has a network of engineered primary and secondary roads in excellent condition for ease of access and driving safety; has reliable state of the art communication capabilities; and has year round recreational facilities--all developed with the highest conservation standards.

Safety and Security
Crystal Park members and guests enjoy happiness and freedom in that their travel through the Park is safe, friendly and relaxed. Life and property are exceptionally protected from fire and disaster, and residents feel secure in their homes and their surroundings.

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- All of the Crystal Park members and residents that participated in this process
- Crystal Park Board of Directors for their support and direction
- Crystal Park Volunteer Fire Department for help with the community meeting
INTRODUCTION

Crystal Park (CP) is an example of the power of vision. It exists, and is what it is today, because of the vision of many people. CP is one of the most unique residential developments in the world. It not only provides residential living, but maintains an open nature preserve. This is a great example of a CP vision. Other examples of visions that people had for CP that now exist, are the amazing paved road up to the top of the Park, the cozy clubhouse, the pool, the lake, the Crystal Park Volunteer Fire Department….the list is long. Vision is the essential component of the history of CP.

Everyone in CP is a visionary. All of us wanted something to happen in the future, and it happened. In the current CP vision process, members’ visionary talents were brought together to create a collective community vision for Crystal Park. And, based upon our past, many of those dreams will certainly come to fruition.

Many said keep CP the same. But, keeping CP the same looks a little, or a lot, different for each member. It will require a powerful vision to keep what each of us love and value about CP. What each of us loves, values and what’s working is the foundation that we build from to decide how we want CP to be in the future.

There are two products from our visioning process: One product is that we now know each other a little better. We know what others value about CP, and we have a greater commitment to working together for the best future for this community. Second, this long-range vision and planning guide was created due to the participation of many members and residents of Crystal Park, and provides a practical guide for decision-making by the community.

The “Crystal Park Vision and Planning Guide” is reflective of a place that cares about itself, ensuring that Crystal Park will manage its own future and continue to be a truly remarkable, self-governing community. It will serve as a template for member-initiated and implemented projects and as a board and committee planning tool. Its value lies in serving as a touchstone and an inspiration to guide decisions related to community priorities, policies, plans and resources.

Key Vision Areas, or KVA’s

The information gathered through the initial steps of the Crystal Park Planning and Vision Guide process was sorted into 7 Key Vision Areas. Many, if not most, of the vision and supporting statements expressed by participants in the process could be placed in more than one of the Vision Areas. For this reason, there are many overlapping themes from one Vision Area to another. Because no aspect of the community exists in a vacuum, the overlap is to be expected.

The Key Vision Areas listed below were not prioritized by process participants and are presented alphabetically. The vision statements are written in present tense, describing each aspect of our community as it will exist once we achieve the vision.
LONG RANGE PLANNING COMMITTEE STATEMENT OF PURPOSE

The Long Range Planning Committee (LRPC) will facilitate a vision process and develop a plan for the future of our community, to be reviewed annually. The LRPC will produce a long range planning document that reports the findings of the committee and provides a practical guide for decision making by the community. It is the policy of this committee to enlist the full involvement of the Crystal Park membership, standing committees, special task groups, and the CPHOA Board of Directors in approving, funding, and developing timelines for various projects necessary for the successful accomplishment of the plan.

Desired Outcomes of Vision Process

- The Crystal Park community will come together around what we want “to Be and to Become” as a community 3, 5, 10 years from now.

- Crystal Park members and residents will become more knowledgeable about Crystal Park’s strengths; and how to leverage what is working, and has worked, toward Crystal Park’s desired future.

- The entire process will use an Appreciative Inquiry focus. This means focusing most of our efforts on identifying strengths and opportunities; and elevating and building on what is positive and working in Crystal Park such as its history, people, environment and resources.

- This will be community-building process that creates stronger relationships with one another, along with a collective sense of “belonging and becoming” as a community.

- Crystal Park members and residents will connect with why they live in Crystal Park.

Vision Process

Phase I: Seek community members’ input. See Appendix A.
Phase II: Organize community members’ input. See Appendix B.
Phase III: Hold a community gathering to synthesize and create vision “stretch” statements, supporting statements and action statements for each KVA. See Appendices C and D.
Phase IV: Create the Crystal Park Vision and Planning Guide (CPVPG).
Phase V: Approve and adopt the CPVPG by the Crystal Park Board of Directors and the membership.
Phase VI: Enlist the full involvement of the Crystal Park membership, standing committees, special task groups, and the Board of Directors in approving, funding, and developing timelines for various projects necessary for the successful accomplishment of the plan.
Phase VII: Do an annual review of the CPVPG to ensure it is up-to-date and relevant.
AESTHETICS, ENVIRONMENT AND RESOURCES

We are a resilient, naturally beautiful and environmentally sustainable* community living in harmony with nature and one another.

*Sustainable is defined above as: The mindful use of resources, nature and environment in a way that ensures social and economic health and balance for the community as a whole. Simultaneously, it is about preparing for the future and sustaining our quality of life for generations to come.
AESTHETICS, ENVIRONMENT AND RESOURCES

Actions and Strategies

1. Use technology to educate our community about resources and conservation;

2. Encourage community involvement through new approaches to volunteerism;

3. Synthesize a Master Plan to coordinate efforts of existing committees in terms of wildlife, forest, water and aesthetics;

4. Publish a Crystal Park ONLY trail map with locations of historic scenic sites;

5. Maintain a healthy forest;

6. Use individuals, energy, resources and talents to care for and improve our environment;

7. Monitor the environment: take a stewardship role and be accountable;

8. Use “First Order Change” as a primer to educate residents in moving forward.

Assets, Strengths and Values

1. The natural beauty of Crystal Park contributes to a high quality of life and is the foundation of a unique, resilient community.

2. Crystal Park offers opportunities for independent living as well as community involvement.

3. Crystal Park members choose to live in harmony with nature.
COMMUNITY AND PERSONAL VALUES

We are a unique mountain community of diverse and talented individuals, willing to contribute to the enrichment and well-being of all who live in Crystal Park, by promoting and fostering personal privacy, acceptance, generosity and respect toward each other.
COMMUNITY AND PERSONAL VALUES

Actions and Strategies

1. Consider adding a paid position for a special projects/volunteer coordinator in order to coordinate committees, individuals, energy, resources and talents to meet social and community needs.

2. Promote and publicize diverse and interesting opportunities for volunteerism.

3. Use technology and other means to communicate more effectively (website, blog, email, Facebook, Twitter, etc.)

4. Prioritize funding for the Social and Recreation Committee with more funding for more activities.

Assets, Strengths and Values

1. Crystal Park is close to town, but worlds away…and safe!

2. This is a unique place to live in a natural, beautiful environment surrounded by national forest.

3. We have a diverse community: spiritual diversity, talents, skills, ages, economic status, etc.; yet we have many common values as a basis for our involvement.
Crystal Park governing bodies and committees encourage dialogue with all members to promote and facilitate wise use of our resources, while responsibly managing our finances in a transparent manner.
ECONOMY AND FINANCE

Actions and Strategies
1. Manage Crystal Park resources and funds in a transparent manner.
2. Seek alternate sources of revenue.
3. Have periodic audits for financial efficiency.
4. Encourage dialogue to promote and facilitate wiser use of our resources.

Assets, Strengths and Values
1. Crystal Park is unique.
2. Crystal Park members are community stewards.
3. Crystal Park is conservatively managed.
4. Crystal Park has consistent maintenance of roads and infrastructure.
Member-wide participatory governance ensures peaceful and cooperative living and mindful stewardship of our financial and natural resources with minimal interference in our personal lives.
GOVERNANCE

Actions and Strategies

1. Create a forward looking business plan for the membership to address, to include the following:
   - Funding of the reserve fund
   - Parameters for oversight of the reserve fund and its protection and preservation
   - Funding of major projects not included as reserve fund items
   - How it fits in with the Crystal Park Vision and Planning Guide

2. Establish regular (quarterly?) meetings between HOA, Metro District and Manitou Springs government.

3. Establish neighborhood caucuses/meetings

4. Consider geographically-based (upper/middle/lower park) representation in governing groups. Maybe also “at-large” representative

5. Encourage active participation of members on RR&P

6. Put plan in place for improved communications to members

Assets, Strengths and Values

1. Our governance ensures prudent use of resources and embraces views of the members

2. We live independently without too much regulation

3. Members come together with shared interests and contribute their skills
Crystal Park has excellent facilities and programs that promote recreational, social and healthful activities for all ages, abilities and interests.
RECREATION AND SOCIAL ACTIVITIES

Actions and Strategies

1. Have a volunteer coordinator
2. Create a Trails Committee to identify/map, develop, maintain, improve and rate difficulty of trails in Crystal Park
3. Provide more and better use of activities at the clubhouse
4. Ease policies to improve member access to the clubhouse i.e., library, coffee house, happy hour
5. Encourage members to provide cost free classes or activities with their personal interests, talents and abilities
6. Provide social/recreational activities in the lower/middle park (at C. P. office?)
7. Access potential for infrastructure improvement and/or development, i.e. pool, fitness center, sauna

Assets, Strengths and Values

1. Provides a quality of life that is uniquely natural and social
2. Is a unique and world class community
3. Allows for privacy, yet is a close knit, safe community
Crystal Park has a network of engineered primary and secondary roads in excellent condition for ease of access and driving safety; has reliable state of the art communication capabilities; and has year round recreational facilities—all developed with the highest conservation standards.
ROADS AND INFRASTRUCTURE

Actions and Strategies

1. Assess improved internet and cell phone service, involving cell towers, more powerful transmitters, etc.

2. Explore energy savings options in the use of solar power for electrical generation, modern communications and/or heating of pool water

3. Install and maintain engineered erosion stabilization projects and drainage control on and along all paved and secondary roads, involving berms, culverts, curbing, channels, and/or road paving (when necessary); keeping secondary roads as natural as possible.

4. Install more guard rails where appropriate

5. Install road dividers for safer driving


7. Construct/develop a “fitness center” gym facility

Assets, Strengths and Values

1. We have easy, convenient access to local shops, work/jobs, town activities and Crystal Park residents and friends.

2. Staff provides good maintenance of the main paved and secondary gravel roads.

3. We have confidence in our road maintenance personnel, who also provide good maintenance of road equipment
Safety and Security

Crystal Park members and guests enjoy happiness and freedom in that their travel through the Park is safe, friendly and relaxed. Life and property are exceptionally protected from fire and disaster, and residents feel secure in their homes and their surroundings.
SAFETY AND SECURITY

Actions and Strategies

1. Maximize road maintenance resources

2. Encourage and support safe driving initiatives; Enforce current and future road safety policies

3. Promote and encourage the installation of additional water cisterns both on private property and on common land.

4. Expand the gatehouse hours with a goal to have the gate attended 24/7

5. Relocate the gate and gatehouse to the same location

6. Develop neighborhood watch program, to include instructions on when and how to confront possible trespassers

7. Develop a long term forest fire mitigation plan

8. Develop CP resident fire education programs through the CP Volunteer Fire Department, the CP Forestry Committee, and other State resources

9. Develop a CP forest fire escape strategy

10. Develop a new member/resident orientation program that encompasses road, fire, and security

Assets, Strengths and Values

1. Crystal Park employees and equipment

2. A well-run and excellent road crew;

3. Gated and remote community

4. CPVFD, MSFD and proximity to Fort Carson

5. Unique, active community

6. Forestry Committee

7. Members use common sense