

THE SUN MESA TOA NEWSLETTER
AUGUST 2009

Parking Regulations

Remember that our Rules and Regulations prohibit vehicle parking on all streets and lanes, including the ends of lanes, whether marked or unmarked. The specific wording of this long-standing regulation is:

6. PARKING, STREETS, and DRIVEWAYS: Section 7.13, 7.15

- a. Fire code defines our streets as *fire lanes*. Parking in fire lanes impedes the access of emergency vehicles to the site of the emergency. Violators' vehicles are subject to immediate towing at the owner's expense. Vehicle parking is restricted to garages, driveways and designated lined parking areas.

Blowing Trash

When trash and recyclables are placed out for collection, please take a few minutes to ensure that loose materials are secured. Occasionally, we have early morning winds and blowing trash before the trash truck makes the rounds.

\$\$\$Energy Opportunity???

The American Recovery and Reinvestment Act of 2009 (ARRA) provides tax incentives for individuals who make energy efficient improvements to their primary residences during 2009 or 2010. The incentive takes the form of a tax credit of 30% of the cost of the improvement (maximum of \$1,500) for the tax year in which it is installed. Qualifying improvements include exterior windows and high efficiency furnaces, air conditioners and water heaters. For example, replacement windows costing \$5,000 could be installed for \$3,500 after the tax credit was applied.

The average age of our Sun Mesa units is over ten years and some residents have already replaced windows and water heaters. Water heaters and windows are the owner's responsibility, but considering the large number of windows and water heaters throughout Sun Mesa, it might be possible to get a volume discount on these items if residents pooled their orders together. A volume discount coupled with the current tax incentives could represent an opportunity to upgrade the quality of Sun Mesa units very cost effectively.

Frank Chuba, the Board Vice President, with the concurrence and support of the Board, is willing to investigate this possibility and if feasible and desired by the residents, to negotiate a master agreement for windows and/or water heaters, which

Sun Mesa residents could use to make these improvements to their individual units. Since our units are highly standardized it is likely that a qualifying window and/or water heater could be found that could serve the majority of the units in Sun Mesa and put us in a good bargaining position for a volume discount on parts and installation.

The purpose of this note is to inform residents of the opportunity for these tax savings and to assess the level of interest on the part of SMTOA residents in participating in a master agreement for windows and/or water heaters.

If you are interested in replacing your windows and/or water heater and would like to consider participating in a Sun Mesa-wide arrangement, please reply with your unit number to Frank Chuba and indicate if you are interested in windows, water heaters or both.

Email: fchuba@aol.com

Phone 487-0371

Garage Lights

Wendell Hunemuller has reported a possible fire hazard associated with the ceiling lights that we have in our garages. Most of us have basic fixtures with 60 to 100 watt incandescent bulbs. Some of the fixtures are apparently plastic rather than the older style porcelain. Wendell noticed frequent flickering of the lights, leading to an investigation that showed evidence of overheating and deterioration of his plastic fixtures. The suggestion is to be observant for flickering or other sign of an intermittent electrical connection indicative of a wiring problem. As alternatives, maybe take a look at the bulb wattage to ensure that it not higher than necessary, or replace the incandescent bulbs with compact fluorescents that produce less heat.

Owner Maintenance

Remember that unit owners are responsible for some maintenance as prescribed on page 18 of our Rules and Regulations. One of the more important of these is maintenance of the exterior finish of the front entry door (see next paragraph).

Unfortunately, many front doors are exposed to direct sunlight during some time of the year, and the finish of those doors takes a real beating. A good quality storm/security door provides considerable protection, especially if the glass portion has been tinted. I estimate that about 1/2 of our units have storm/security doors in the main entry. The installed doors comply with ACC requirements. Requests for new installations should be submitted to Bob Dyster, ACC Chairman.

2. MAINTENANCE AND REPAIR OF TOWNHOMES, Sections 5.1(a); 1.6, ASSIGNMENT OF LIMITED COMMON AREAS:

a. Each owner shall be responsible for glass surfaces, exterior light bulbs, doors, (including garage doors and openers), windows and screens. Exterior garage door painting is accomplished as part of the routine Association maintenance. All interior repairs are the responsibility of the Owner. The exterior stain color for the front door of each unit is **MinWax “Early American” #230**. The topcoat will be **MinWax Spar Urethane, Clear Satin finish**.

Tree and Shrub TLC

The health and appearance of the landscaping in front of individual units can be improved by owners able and willing to administer some customized care. Trees and shrubs may need a little more water than provided by the drip system, or an overgrown shrub branch may need to be trimmed prior to the annual pruning cycle. The landscape maintenance contract does not presently provide for individualized tree and shrub care throughout the growing season.

Tree Damage/Removal

Sun Mesa has lost some trees again this year. Strong winds severely tilted a large aspen by the north entrance, a direct lightning strike destroyed an ash north of unit 102, and an older poplar by unit 48 was removed to prevent further damage to the common fence with Sunrise Townhomes.

Year to Date Budget

The cumulative expenditures through the first 6 months of 2009 are within budget. Water expense is down due to the wet year, but irrigation system maintenance expense (\$1861) is well over budget for the first 6 months. Overall, it is far too early in our fiscal year to reliably estimate how we will end 2009. The Board and Manager have not discussed the budget or dues for 2010, but it is worthwhile to note that we are in our third year at \$155/month.

Kudos

Some of you may have noticed that Glenn Magnus (unit 57) has devoted a lot of time this summer to sprucing up the common property. His efforts are greatly appreciated by the Board and Sun Mesa residents.

Z & R Property Management

As the property manager, Z & R implements the Board's decisions and passes architectural submissions on to the ACC. Any Association question or concern, including landscaping issues, should be forwarded to Z & R at (719) 594-0506, or by email. Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473.

If you witness a violation of the Declaration or the Rules and Regulations, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. Anonymous complaints cannot be acted upon; please include your name and address in any complaints - it will not be divulged.

Phil Book
President