

THE SUN MESA TOA NEWSLETTER  
DECEMBER 2008

**SEASONS GREETINGS TO ALL FROM THE BOARD OF DIRECTORS AND PROPERTY MANAGER. PLEASE TAKE A FEW MINUTES TO READ THE LATEST UPDATES ABOUT YOUR COMMUNITY.**

Seasonal Decorations

As residents are putting out their holiday decorations, please be mindful of Sun Mesa's restrictions as given in Section 14, page 9 of our Rules and Regulations. In summary, winter holiday decorations and wreaths, with or without lights, are permitted on the front door and/or around the exterior garage lights. The trees and shrubs in front of a townhome may be decorated with mini-lights. No lights may be attached to the exterior of a townhome if it involves penetration of the stucco or trim of the building. For the holiday season, all decorations, including lights, must be removed by January 10. (See the full text of the cited Section 14 for more complete information.)

So much for La Nina

We got a bit of a surprise on November 30 with a persistent wet snow that resulted in an accumulation of about 12 inches throughout the day. The response from our landscape contractor (ULS) was okay, but I think we had more collateral damage from the snowplows than usual – sod gouged out in several places, large and small rocks displaced, at least one incident where an irrigation line and head were bladed out, etc. It's hard to say if this is due to inexperienced drivers or just rushing the job!

One additional comment on snow removal: ULS has been told to skip hand shoveling of driveways for units that have vehicles parked in front of their garage door. The burdened labor rate for shoveling is \$35/hour, and clearing snow away from a parked vehicle is a slow process.

Dues for 2008

By now you are no doubt aware that the Board maintained the Association dues at \$155/month for 2009. Our last dues increase was \$10/month at the beginning of 2007. That dues increase enabled the Association to bring reserve accruals back up to appropriate levels, generated a small surplus in 2007, an expected surplus for 2008, and provided for sufficient funds for 2009. Note that any surplus at the end of a year is automatically added to the reserve account, so our reserve accruals are in fair condition.

It is becoming apparent that our maintenance expenses will likely increase as our property ages; the irrigation system needs some work, minor stucco problems are beginning to appear, a few window wells are showing signs of poor design and related accelerated aging, annual concrete replacement may need to increase to ensure adequate maintenance of the streets and lanes, plus the unexpected problems that arise. These requirements and increasing contractor bidding rates may lead to higher dues in the foreseeable future. However, our dues are presently well below other HOAs in Gleneagle and our reserve accruals for future major capital expenses are in better shape than many.

#### Dog Waste Reminder Again

Some peripheral areas (south side next to our privacy fence and northwest side between the units and stucco wall) that are less visible than the central portions of Sun Mesa seem to be collecting a fair amount of dog waste. Please remember that it is the pet owner's responsibility to collect and dispose of their pet's waste. Personally, I don't like encountering the stuff and I don't think the landscape maintenance people do either!

#### Parking

Please remember our 2 main rules in regard to parking of vehicles that residents cannot or choose not to park in their garage. First, all streets and lanes are designated as fire lanes and parking other than short-term is prohibited. Parking at ends of lanes is in violation of our parking regulations (even though some lanes may not be marked), plus those areas must be available for use by snowplows (a black Jeep parked in the far northeast corner was within 15 minutes of being towed on 11/30). Second, the visitor parking regulation is clearly stated in Section 10, page 6 of our Rules and Regulations; essentially, a parking permit is required for a guest who stays for a period in excess of 30 days.

#### Water Rates for 2009

The January Donala W&S Newsletter gives the increased water rates for the coming year. No surprise at the increases, but it is nevertheless exasperating that the District policy appears to discriminate against HOA's for irrigation water; in our case where the irrigation water comes through just 2 meters, we pay the \$7/1000-gallon rate after about the first 2 days (40,000 gallons is roughly equivalent to a ½ inch rainfall, which is the minimum daily requirement when we are on a 3 day/week schedule). Nevertheless, our total of approximately \$15,000 for 2008 is tolerable.

### Patio Home Development

I attended the November Donala Board of Directors meeting where 2 representatives of the Gleneagle Golf Course made a brief pitch. Contrary to some rumors, the owner is still pushing for development of a limited number of townhomes in accordance with the initial proposal (47 units on 10 acres). The good news is that Dana Duthie stated categorically that the District does not have the water to support development of the entire golf course, so it seems that the likelihood of that option is virtually zero. At the present time, the Board of Directors does not intend to take an Association position on the development - it's potentially a very controversial issue and experience suggests that local opinion rarely has any effect on what El Paso County authorities decide in regard to development. The local Our Community News (<http://www.ourcommunitynews.org/>) contains a little more information on the golf course status and other information from the Donala Board of Directors meeting.

### Board Meetings

Remember that SMTOA Board meetings are open to all Association members. The Board intends to hold the meetings on a firm schedule, which is 5:00PM on the third Tuesday of the odd months (next meeting is January 20). Meetings are usually limited to 1.5 hours per the Z&R Management contract. The meetings have been and will continue to be held at a board member's home as long as space is available. This is thought to be the most convenient for board members and other attendees. If you plan to attend, and especially if you have an agenda item that you want to discuss, please advise me (260 0559) or our Vice President, Bill Roche (481 3422).

### Z & R Property Management

As the property manager, Z & R implements all of the Board's decisions and passes architectural submissions on to the ACC. Any Association questions can be forwarded to Z & R at (719) 594-0506. 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.

**BEST WISHES FOR THE HOLIDAYS AND FOR HEALTH AND HAPPINESS  
THROUGHOUT THE NEW YEAR.**

Phil Book  
President