

THE SUN MESA TOA NEWSLETTER

FEBRUARY 2010

Annual Meeting

We will be holding our Annual Meeting in May again this year. Also, in accordance with the Colorado Common Interest Ownership Act (CCIOA), we will hold a Budget Ratification Meeting in late November or early December. Note that a quorum, which we did not get in 2009, is required at the Budget Ratification Meeting in order for the members to veto the proposed budget and associated dues for the following year. At the Annual Meeting, we need to replace 2 outgoing board members, Bill Roche and Bob Dyster. Interested parties are encouraged to be candidates for the Board of Directors; we plan to continue our practice of holding a bimonthly meeting (usually about 1.5 hours) at 5:00PM on the third Tuesday of the odd numbered months. Please advise any member of the current board of your interest so we know of your intent and can compile resumes if needed.

Structural Alterations

Remember that individual homeowners are not permitted to alter the exterior of their unit in any way without consultation with and approval by the Architectural Control Committee (ACC). This restriction is given on page 3 of Sun Mesa's Rules and Regulations, and stems from Sections 5.1, 6.2 and 6.3 of our Declaration.

Architectural Control Committee (ACC)

Bob Dyster is the current chairman of the ACC and has been associated with the committee for many years. He is looking for 1 or 2 additional members to flesh out the committee; please contact Bob directly if you are willing and able to serve on the ACC. Our Declaration delegates considerable authority to the ACC, so conscientious and responsible committee members are a must.

SMTOA and Regional Information

As noted in previous Newsletters, the Sun Mesa website (sunmesatownhomes.com) is a potentially valuable source of timely and archival Association information. Additionally, we have recently begun posting community information that may be of interest to Members; for example, the Manager posted a general interest Newsletter published by the El Paso County Sheriff's Office. The community information frequently comes out via the Gleneagle Civic Association under the direction of Bill Carroll. Our website is readily accessible to anyone who is online, but the Adobe Reader software must be installed in your computer or downloaded from the website (free software). Check the "HOA Info" and "Newsletters" pages on the site for

general Association information. The following is a potentially useful notice that was recently emailed to HOAs that are members of NEPCO:

Hi all:

Heads-up on open garage doors in your area during the daytime.....the El Paso County Sheriff's Office is investigating crimes in Northern El Paso County wherein suspects look for open garage doors in quiet areas of neighborhoods during broad daylight....they do a quick snatch and grab and take off.....it is also supposed that the items stolen are being sold on Craig's List later that same day or over the following 1-2 days to get rid of the items quickly.....additionally, suspects are also using the more traditional pawn shops in Colorado Springs. Remember also, that unless a victim of burglary has serial numbers or a very good & detailed description of the item(s) stolen, chances of them getting that item back are slim....write down serial numbers of major garage-type items if they are available and then take a photo.....it's all worth the effort.

Please caution your residents, friends and neighbors to make sure they keep their garage doors closed at all times...it'll also help keep the house warmer during these colder times....as well as discourage burglars from entering their garage.....suspects have also (in the past) been stealing garage door openers left in plain sight in the garage or in vehicles that are open and unlocked inside the garage, only to return later in the day or evening to use the opener to gain access to the garage and home....and sometimes, steal the vehicle.

And finally, since we have cold weather now and many have the bad habit of starting their cars then going back inside the home in order to let the car warm up (or leave it running while they run into a 7-11 for coffee), the Sheriff's Office is cracking down on this illegal practice to help reduce the rate of stolen cars....it takes only 8 seconds for a suspect driving by to jump into your car and drive it away.....and remember that leaving a running car unattended (unattended motor vehicle) is illegal....you can be ticketed and receive a fine up to about \$100 to \$125.

Remember also that Neighborhood Watch only works when we all talk to each other, so when something's going on in your area, please let me know so that I can pass the information on to other of our neighbors....Thanks and best regards....sorry for the longer message than intended.

Bill Carroll

Garage Door Maintenance

Several homeowners have experienced problems with their garage doors due to their age and mediocre initial quality. One particular and potentially dangerous problem concerns the lag bolts that attach the door to the steel supporting structure. These bolts tend to work loose due to vibration from opening and closing the door, and flexing caused by the strong winds that we occasionally get. The bolts should be checked and re-tightened (or replaced with larger bolts) whenever your door is lubricated and serviced. A second potential problem is that the door panels may detach from the frame and need to be re-secured; this problem will be readily apparent from visible apertures between door panels and the door structure.

GFI and Electrical Wiring

The Rebecks have been doing some remodeling, and as part of that project, have had some electrical wiring re-done. The electrician reported that their Jacuzzi was not wired through the ground fault interrupter (GFI) as required by the National Electrical Code. This is something that homeowners should check to ensure safety of electrical equipment operated in proximity to moisture as might occur in bathrooms. It is straightforward to push the test switch (black button) on the nearby GFI (usually in the master bathroom) and verify that the Jacuzzi does not operate. Re-wiring, if needed, must be done by a qualified electrician or an experienced homeowner.

Squirrel Concerns

Several areas within our property have quite a large number of squirrels scrambling around. They can crawl almost anywhere, including up and down stucco walls and across our aged, fragile fiberglass screens. Also, they can and do chew through the thin soffits and fascia boards (especially if there is a crack or knot where they can get started), and get into the crawl spaces above garages and living spaces where they may cause more damage. Please think twice before you put out food, which is likely to encourage regular visits. Additionally, remember that squirrels are rodents and carry many of the same parasites as rats and other rodents. Once established, squirrels are very persistent and difficult to eliminate.

Traffic on the Grass

There are a number of places on Sun Mesa landscaping where multiple vehicle tracks are becoming very apparent. There is no assurance that the beat down grass will recover in the spring when grass normally comes out of dormancy. Please try to be a little more attentive and avoid driving on the grass and other landscaping.

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