

**THE SUN MESA TOA NEWSLETTER
FEBRUARY 2011**

Bylaws Amendment

The voting for the Bylaw Amendment closed on February 12 with 65 affirmative votes, or 75% of the Members. This is well in excess of the requirement for amending our Bylaws. Accordingly, in accordance with the Amendment, we will dispense with our previous practice of a General Meeting in May, and schedule that for mid November when we will also hold the required Budget Approval meeting. Thanks to all who voted to help us make this needed change, but it was nevertheless disappointing that quite a large number of Members chose not to vote. As previously noted, the sitting Board will continue in office until new Board Members are selected. The current Board of Directors is:

President, Phil Book
Vice President, Frank Chuba
Treasurer, Al Schwecke
Secretary and ACC Chairman, Bob Dyster
Board Members at large, Bob Haubrich and Dale Meeseey

Note of Appreciation

Many thanks to the residents (owners and renters) who are able and willing to lend a hand with snow removal. Our maintenance contractor schedules our work along with many other jobs, so we don't necessarily get an early morning response to overnight snow. Also, the contractor charges for hours worked, which are reduced by the efforts of our residents.

Sun Mesa Losses

We've lost 3 of our Members since the last Newsletter – Lerae Bush (282), Rosemarie Fiorillo (202), and Barbara Lima (214). Each was an original owner in Sun Mesa.

Policies and Procedures

As a consequence of SB100 in 2006 and SB89 in 2007, HOAs are required to establish and publish uniform procedures and policies for the conduct of operations. Sun Mesa's policies and procedures were distributed to Members in 2006 and 2007 and are currently posted on our website at www.sunmesatownhomes.com. The Collections Policy is one of the more important policies since lack of awareness may lead to unnecessary charges to an individual's account. Our Manager, Kerry Cantrell, has provided the following summary as it pertains to dues:

“A quick note on dues collections. If any unit owner becomes 30 days delinquent on HOA assessments, they will receive a late notice from Z&R and a late fee will be applied to their account. After the account reaches the level of 3 months worth of delinquent dues, it will be sent to the HOA attorneys for legal collection efforts. At that time a lien will be placed on the property and other activities will commence, all of which have related legal fees to be applied to the delinquent account, which is the unit owner’s responsibility. If you get behind on your dues, please contact your Property Manager immediately! He is willing and has the authority to work with you to avoid the account being turned over to legal collections. You may be advised to make small payments to avoid this and afford you time to catch up and remain in good standing with the HOA.”

Possible Hazard with Compact Florescent Lights (CFLs)

Be careful to ensure that CFLs are used in accordance with suppliers’ directions as usually given on the package. Misuse can lead to overheating and even fire in the ballast, which is located in the base of the light. Operation with a dimmer or simple photo sensor is a recognized no-no (the photo sensor apparatus as used at our entrance lights is okay since it provides a delay that prevents flickering). It’s probably best to learn the precautions associated with CFLs and use them accordingly since high wattage incandescent bulbs are scheduled to be phased out in 2012. The Internet provides much more information than most want to know about CFLs and possible hazards.

Year End Balance for 2010

We ended 2010 slightly over budget (\$2,200) in accordance with the projection given by the Treasurer at the recent November Budget Meeting. I looked back at our financial records since the previous dues increase (from \$135 to \$155) at the beginning of 2005. Essentially, we operated for 6 years on the \$20/month dues increase, and met our reserve accrual goals throughout that time period.

Give the Grass a Break

During the winter when the irrigation is off, Sun Mesa does not have a practical way to occasionally water our bluegrass mixture as good landscape maintenance practice recommends. Consequently, it gets pretty ratty looking and very dry with only limited winter moisture. Please avoid the unnecessary stress incurred by regularly walking on the grass.

High Efficiency Furnaces

A minor problem has developed with one (unit 20) of the 4 high efficiency furnace installations in Sun Mesa. Turns out the exhaust vent, which contains a lot of moisture, was too close to the exterior wall, resulting in serious damage/deterioration to the nearby stucco.

15 MPH Speed Limit Reminder Again

Don't forget the 15 mph speed limit throughout our community. Perhaps more importantly, remember to remind your visitors of the speed limit. Somehow, some visitors come into Sun Mesa on a regular basis and apparently fail to see any of the many signs that we have posted. The occupants and ultimately the homeowner are responsible for violations.

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. Email can be sent to Kerry@zandrmgmt.com and faxes 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