

THE SUN MESA TOA NEWSLETTER JUNE 2011

Annual Meeting

Due to the passage of the Bylaws Amendment that repealed the requirement for a May Annual Meeting, a combined Annual and Budget Approval Meeting will be held in November; the 2012 budget will be developed later in the year and presented for discussion and approval/rejection along with the usual Annual Meeting business. The expenses year-to-date are below budget but we have not yet paid for much irrigation water. The price for irrigation water increased from \$7.70/1000gls in 2010 to \$8.50/1000gls in 2011, plus we began watering in early April because of the drought that has persisted since September of 2010. As usual, we will need a couple of new board members to replace departing board members. Call me at 260 0559 or talk to any Board member if interested.

Announcement

George and Betty Gahm (294) have informed us they will be moving to the Denver area soon after June 25. They have 2 sons in that area who have been urging them to move closer to them so visiting will be easier for all. Their daughter will be handling sale arrangements. The Gahms are original owners in Sun Mesa, and most of us have seen them frequently around their home and at numerous Association meetings.

Regular Maintenance

Phase 3 of the gutter repair and adjustment project has been completed, Phase 2 of the stucco-patching project has been completed, and a contract has been let for Phase 3 of the painting. In addition to the usual trim painting, all window wells will be stained in accordance with the requirement in our Rules and Regulations. Painting and staining may begin in about 3 weeks; when schedules for painting and staining are definitive, affected owners will be notified so deck furniture can be protected and window wells can be prepared for staining. Additionally, we will soon be surveying the property to identify concrete replacement needs for this year.

[For the benefit of newer owners and others, a "Phase" identifies a group of buildings associated with the developer's filings. Phase 1 consists of Building 1 (17,21,25,29), Building 2 (49,53,57), Building 3 (118,122), Building 4 (4,8,12), Building 5 (102,106,110,114), and Building 6 (126,130,134); Phase 2 consists of Building 7 (16, 20, 24,28), Building 8 (80, 84, 88,92), Building 9 (32,36,40,44), Building 10 (48,52,56,60), and Building 11 (138,142,146,150); Phase 3 consists of Building 12 (154,158,162,166), Building 13 (203,207,211,215), Building 14 (170,174,178,182), Building 15 (186,190,194,198), Building 16 (202,206,210,214), and Building 17 (218,222,226,230); Phase 4 consists of Building 18 (266,270,274,278), Building 19 (282,286,290,294), Building 20 (234,238,242,246), Building 21 (304,308,312,316), Building 22

(250,254,258,262) and Building 23 (320,324,328,342). The regular maintenance is done in phases to distribute the expense over 4 years to minimize yearly budget fluctuations.]

Rules and Regulations

The current version of Sun Mesa's Rules and Regulations was finalized, printed and distributed in April 2006. That edition is now available on Sun Mesa's website at www.sunmesatownhomes.com. The pamphlet is relatively short at 23 pages including 7 pages of boilerplate information and forms dealing with antenna and satellite dish installation. I encourage new residents, and anyone who has misplaced their printed copy, to access the website and download/print a copy for future reference. Some selected information that all owners and renters should be especially aware of includes:

(1) Visitor parking regulations beginning on page 6, particularly the restrictions on usage of the lined or visitor parking spaces by residents. Note that the specified time limits (14-days before registration is required and 31-days before other parking arrangements must be made) are cumulative rather than consecutive totals.

(2) Remember that vehicle parking on Sun Mesa streets is prohibited (Paragraph 9, subparagraph a.). Because of our narrow streets and lanes, all are deemed fire lanes where parking is not allowed. Longer term (such as overnight) parking at the ends of our narrow dead-end lanes is strictly prohibited and may lead to towing without notice.

(3) Owner responsibility for clean up of leaking fluids is discussed on page 9, subparagraph g. Basically, if you or your guests are responsible for a fluid mess on the concrete, clean it up or the Association may have it done at your expense.

(4) Rules for pets are listed in Paragraph 3, page 3. Compliance with these is particularly important in view of the growing number of dogs within Sun Mesa. Most residents are good about picking up after their dogs, but I did stumble onto one secluded area that appeared to be a somewhat regular dumping site for dog waste.

(4) Decorating guidelines for residents' homes are given on pages 8 and 9. Please pay particular attention to 13.a, 13.b and 13.g, which pertain to the common property in front of each resident's home. Requests for decorative items not covered by the guidelines, or variations from the guidelines, should be submitted to the Chairman of the ACC, Bob Dyster (481-1955).

Speeding Reminder Again

The Board believes our posted 15 mph speed limit is reasonable and helps ensure the safety of motorists, pedestrians and pets. Simply glance at your speedometer occasionally to be sure you are not moving at twice that speed! Also, remind your frequent visitors of the speed limit and the need to comply. Remind them that Sun Mesa is a private community wherein the governing documents grant the Board authority to impose and enforce a prudent speed limit – specifically we do not need to rely on a Sheriff's deputy

with a radar gun to initiate necessary enforcement actions against residents or their visitors.

Continuing Drought

Depending on your personal observations and whom you may have talked with, the current drought in this area began in August, September or October of 2010. Grass, shrubs and trees are all showing signs of stress. Our irrigation system, combined with the District's Tuesday/Thursday/Saturday watering restriction, is not adequate for the large amount of Bluegrass that we have. The drip irrigation system for the shrubs is also marginal and should be supplemented by owners willing and able to pull out a hose each week or 10-day interval. Last year, our landscape maintenance company was contracted to remove dead and dying shrubs, resulting in a couple of trailer loads of debris. Hopefully, we won't need to do that again this year. Newly planted shrubs and trees will certainly require regular watering to get through the drought.

Entrance Flowers

Thanks to Jan and Dale Meeseey for procuring flowers and planting them at the north and southwest entrances to Sun Mesa. The north entrance has become a difficult place to grow flowers – watering is inadequate and the quality of the soil in the bed has deteriorated due to encroaching tree and shrub roots. Still, if we get some rain soon and the monsoonal moisture begins in a few weeks, we might still get some color there.

Z & R Property Management

As 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