

SMTOA MARCH NEWS LETTER

March 26th 2008

This is my last news letter, so it might be a little long. I have some THANK YOUs to pass out and comments to make about SMTOA. But to the news.

SMTOA Board meeting. Your Board met yesterday and produced a few items I think you should know about.

I regret to report the Kathy Palumbo-Oulette has had to resign. She and her husband had to move to San Antonio TX for another job, and departed this past week. It was sudden and regretted. She had done a superb job as Board Secretary, and her contributions and discussions will be missed. We hope that someone will step into the limelight and volunteer to fill out her term, which lasts until May 2009. Since the term is for only one year, we hope somebody will be able to help us out for this short tenure. But no requirement the volunteer would have to be the Secretary, though.

As you may recall, Wayne Skora had to resign because he has moved to another location in the Springs. His departure is felt by the entire Board, and in particular the ACC Committee, of which he was the Chair. His experience both as an owner and his career working in real estate gave an insight which always proved to be a positive influence on the Board considerations of any issue. His position on the Board has been taken by Bob Dyster. The term ends in May 2010. Bob has served on the Board before, so his expertise will be a great addition to our meetings. Thank you Bob for volunteering to help out.

First, we will have our Annual SMTOA tentively scheduled for May 14 at Antelope Trails Elementary School at 7:00 pm. I say tentative since we have not yet confirmed with Antelope Trails that we can use their facilities again on this date. You will get a letter from Z&R with specifics. Not only will the Board be giving you a report of our last year's operations, but we will be electing two new Board members. I will be coming to the end of my term, and have chosen not to run again. Phil Book is also at the end of his term but has agreed to run again. Phil's services as Treasurer have been invaluable to SMTOA. I have personally sought his counsel frequently on SMTOA matters, particularly in the financial arena, and found them to always be well thought out and to the point.

So, if someone will volunteer to fill Kathy's position, we will need only one new Board member. To help you with your considerations about serving your fellow SMTOA owners, the Board will be considering a few major issues during the coming year. First, and an item which impacts our dues being increased, is the indication that Donala will again apply some sort of water rationing process. It may include raising prices, lowering the amount we can use, or some combination of these two, or perhaps some other actions not yet known to the Board. If you have some strong feelings or ideas on how to cope

with this issue, please consider joining the SMTOA Board. Second, we have started a detailed review of our Declarations, By-Laws and Rules and Regulations. I have been asked by the Board to act as the Chair of this review committee, and will need some volunteers to consider the issues which have been raised in this area. With some concentrated efforts, I think we should have this review completed by the end of this year. There are some maintenance areas beginning to require some detailed attention as well, and will need some discussions and decisions by the Board. So please consider running for some positions on the Board so that our community will have a dedicated and helpful representation for all owners. Contact Bill Roche, 481-3422, our VP and Chair of the Nominating Committee if you can decide to help out your community.

We have become members of NEPCO, an organization made up largely of HOAs in northern El Paso county who consider and discuss various issues affecting all of us here in the northern part of the County. Bill Roche is SMTOA's representative, and attends their meetings and gives the Board a report of the discussions undertaken at the NEPCO meetings.

We have received and approved the proposal for landscaping, mainly flowers to be planted in and around the area. Look for those to be put in whenever Mother Nature decides it is summer time. We all know there isn't much Spring, so probably about 1 June you will see some flowers being put in.

Phil Book, our Treasurer reports our budget is in good shape. Waste Management has been adding a fuel surcharge to the bill monthly, and that has been increasing. Hopefully, we will be able to absorb that extra charge without an adverse impact on our funds.

There have been several observations of some individuals speeding in the area. We have speed limit signs posted, and expect them to be observed. In at least one instance, a speeding vehicle has almost hit a dog walker. Since we have several dog walkers who are out in the early morning and in the dark of night, please be careful how you drive, and observe the speed limits whenever you are inside our area. Let's not have a tragic accident because of some imagined need for having to exceed the speed limit.

I have been contacted by the President of the HOA to the North of us. He reports having seen some of our owners crossing over the split rail fence and walking their dogs, about medium size, in the Association grounds to the North of us. Additionally, no effort to clean up after the dogs was made. He asks that our owners do not use their property as a dog walking area. I can reinforce that request, with the thought that since we as owners expect our dog walkers to clean up after their dogs, it seems only proper that we should not allow our pets to foul other property. Dog owners, please keep your walks confined to our property, and continue to clean up after they have done their thing.

I would like to recognize and call to your attention some of the people who have continued to make our community such a wonderfully pleasant place to live. The Board members, specifically, have all given much of their time and efforts toward this goal. Besides Kathy, Wayne, Phil and Bill, whom I have mentioned before, I need to also

thank Coleen Abeyta, who works in Denver, and has made a special effort to get to our afternoon meetings despite her work pressures. Her observant and well considered discussions have added another point of view for all to think about, and has contributed much to the deliberations of the Board.

Dick Ove, the Maintenance Chair, has done much to maintain our good looking grounds, and make sure the R&Rs we live by are emphasized to all whenever needed. I personally believe his contributions have been superb and pertinent to help SMTOA continue to maintain our property values.

The Hospitality Committee has as always been hospitable. Helping with the Annual SMTOA meeting, with other aspects of the well being and friendliness of our community have all added to the pleasing atmosphere of being neighborly. Kudos to those ladies for their help and consideration.

Our Z&R representative, Kerry Cantrell, has been responsive and helpful in taking care of any Board or Board member request for advice or assistance. Many thanks to him for his efforts.

Many thanks to all you owners who have made my short service as President interesting and hopefully, helpful. Your new Board I am sure will continue to keep the community in good condition and keep up the pleasing appearance of our area. I urge each of you to give all the support and recognition to the new Board during the coming years.

Your outgoing Prez
Roger