

THE SUN MESA TOA NEWSLETTER  
MARCH 2009

Tribute to Joseph H. Pertl

As most of you know, we lost a wonderful person, friend and neighbor this past March.

Most of us will remember Joe as an unselfish giver of his time, talents and sage advice to our Sun Mesa Townhomes community as well as being one of our most important community leaders.

Joe began his service to Sun Mesa in 1997, first as the Chairman of the Architectural Control Committee and then two terms as our Association President. When you drive or walk around the Sun Mesa grounds you will see a host of improvements initiated by Joe. In dire need of street lighting throughout the complex, Joe led the effort to find appropriate lighting and to get them installed. The black metal fencing with stanchions enclosing our property is the result of Joe's work. Joe engineered the "fix" when we were experiencing flooding on the west end of Sun Mesa from rain runoff by redirecting the water using the rocks that now line the southwest end of the property. We were experiencing grass and sprinkler damage from vehicle traffic throughout the complex and Joe, along with the Maintenance Committee, procured and installed those small boulders you see in an effort to curb the damage and expense. Joe's steady guidance helped us become a very solid Association in all aspects of our operation--fiscal, maintenance, community communication, upkeep, etc. Joe was the man who, throughout his years as President, was up in the early morning hours to make the call to snow removal folks to come dig us out. I could go on and on describing Joe's contributions to our community and the maintenance of our property values; however, I believe you can see the depth and breadth of his work.

On a personal level, it was my great pleasure and honor to serve on the Architectural Control Committee with Joe as well as serving as his Vice-President during his two terms as our President. He was truly a wonderful man and my love and admiration for him will live on. For all of Sun Mesa, Joe epitomized the kind of citizen/leader/neighbor/volunteer we would all do well to emulate.

Bob Dyster

### Bic Morris Surgery and Recovery

Some of you are aware that Bic Morris had his left hip joint replaced on February 24, 2009. The surgery was performed by Dr. Duffey at the new St. Francis Memorial Hospital. The Family reports that the surgery was very successful, but Bic suffered a mild heart attack and had to have an angioplasty. This was a slight setback but he is experiencing greater stamina and clearer breathing as a result of the angioplasty.

He is now in rehabilitation at the Center at Centennial (just north of the shopping center at the intersection of Centennial and Fillmore). The therapists have Bic walking increasing distances with the aid of a walker. He is expecting to come home during the first half of April, where he will continue rehabilitation on an outpatient basis.

The Morris Family wishes to thank you for your prayers and support.

### Annual Meeting

The Sun Mesa annual meeting for 2009 is tentatively scheduled for May 7 (Thursday) at 7:00 PM, with registration beginning at 6:30 PM, at the Antelope Trails School. Additional official information will be provided later via Z&R Management.

Coleen Abeyta's 3-year term and Bob Haubrich's 1-year term are ending. Bob is a candidate for re-election whereas Coleen's work in the Denver area conflicts with the 5:00 PM board meeting schedule. If you are interested in serving on the Board, please advise Bill Roche (481-3422) or Phil Book (260-0559). The current Board meeting schedule is the third Tuesday of the odd calendar month, with the start time noted above and meetings limited to 1.5 hours in accordance with the management contract. Board members should be willing to contribute 8 to 12 hours per month, depending on the time of year and the ongoing activities.

### Fragile Grass

As many people have noticed, the grass is very dry due to the absence of significant winter moisture or spring rain. We plan to bring the irrigation system up as soon as feasible, but in the interim, please take the extra step to minimize traffic on the stressed grass.

### 15 mph Posted Speed Limit

Please remember that the speed limit on Sun Mesa streets and lanes is 15 mph. We have 2 signs and will soon be adding another to remind motorists of that limit. Quite a number of Association and Board members believe the posted limit should be reduced to 10 mph, and that more stringent enforcement is necessary. Hopefully,

those measures will not be necessary since they are time consuming and likely to create ill will among members. THINK to check your speedometer as you enter or exit, and remember that there are walkers, pets, children, and cyclists that may not be as observant as they should be. Clearly, not all of the speeding violations are attributable to members, but let's first control those we can.

#### Email Issues

It is cost effective and sometimes convenient to be able to use email to distribute timely information to all members. If an Association member wishes to participate, it is necessary for him/her to provide a current email address and to take steps to ensure that the sender is not blocked. Presently, the sender would be either [pbook@earthlink.net](mailto:pbook@earthlink.net) or [Kerry@zandrmgmt.com](mailto:Kerry@zandrmgmt.com). If you will email revisions to your address to the former, an updated list will be maintained (the present list has numerous incorrect addresses, which interfere with a group mailing). The distribution list will not be included in any group email.

#### Website Reminder

Remember that Sun Mesa maintains a website at [www.sunmesatownhomes.com/](http://www.sunmesatownhomes.com/). Our governing documents and current information, such as meeting minutes and newsletters, can be read and downloaded from the site.

#### 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 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](mailto: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