

THE SUN MESA TOA NEWSLETTER OCTOBER 2009

Fall Has Arrived

Cooler or even cold weather has arrived fairly early this year. The lawn irrigation system has been shut down and secured for the winter. It would be very helpful if each resident occasionally watered the trees and shrubs in the front of your unit, since this time of the year is frequently quite dry. We will soon be dealing with the winter problem of snow removal from our streets and driveways. Remember that in order to control costs and minimize the possibility of vehicle damage, we have directed the snow removal crews to not remove snow from driveways where vehicles are parked.

Exterior Potted Plants

Per Paragraph 13i of our Rules and Regulations, please note that exterior pots must be removed and stored out of view by October 31st.

Garage Lights Reminder

The garage lights adjacent to the doors are very useful for supplementing the pole lights that are distributed throughout our common property. Compact fluorescent bulbs are well suited for this purpose - they produce ample light and minimum heat. They should not be used with fixture-mounted photo sensors, but they work fine with the electromechanical timers that many owners have installed. The entryway lights are a less desirable alternative since the light tends to be confined to the entryway. Due to the late transition to standard time, even early morning walkers who are up and about before 6:30 AM appreciate the extra light.

Landscape Status

The shrub pruning has been completed for the year. Unlimited Landscape Services (ULS) encountered a big job this year due to the extraordinary growth of shrubs and trees. As usual, the quality of the work varies somewhat from area to area. Tree pruning will be performed later in the fall on a date to be determined. We do not generally try to direct this effort, but rely on the contractor's arborist to supervise the workers.

Some of you may have noticed the severe beating that the potentillas took from an infestation of mites in late August. An extra spraying was ordered to control the infestation. We believe the damage is not permanent and that affected potentillas and junipers will recover next spring.

Maintenance Plans

Sun Mesa has undertaken two intermediate-term maintenance projects. One project is minor repairs of stucco damage that has occurred since initial construction. The repairs will consist of removal and replacement of missing and loose stucco, repair of cracks greater than 1/16 inch, re-surfacing of the deck walls, and other touch up as needed. Buildings 20 and 22 (the SW corner of Sun Mesa) were completed in early October. Work is expected to continue in 2010 at a rate of about 5 buildings per year on a schedule similar to the painting cycle that began with the older buildings. Owners should expect some contrast of new stucco with weathered stucco that has been in place for a considerable time.

The second project is a general tune-up of the gutters and downspouts. The planned work will consist of cleaning out accumulated debris (construction trash, tile fragments, tile grit, leaves, dirt, etc), adjustment of gutter pitch as needed, replacement of loose gutter spikes with longer 9” spikes, caulking of leaking seams, repair/replacement of damaged downspouts and diverters, and other miscellaneous repairs as needed. This project will begin soon with buildings 1-6 (units 4, 8, 12, 17, 21, 25, 29, 49, 53, 57, 102, 106, 110, 114, 118, 122, 126, 130, 134), and will require access to hose bibs to properly wash out the gutters – owner cooperation in providing water will be appreciated.

The intent is to complete both projects over 3 to 4 years to minimize the negative impact on the Sun Mesa operating budget for any single year. By the time the projects are finished, some of our older buildings will be 20 years old!

Energy Opportunity

Frank Chuba reports that there has been little interest in participating in his suggested master agreement for group purchase of high efficiency appliances or windows. As noted in the August newsletter, the American Recovery and Reinvestment Act of 2009 (ARRA) provides tax incentives for individuals who make energy efficient improvements to their primary residences during 2009 or 2010. The incentive takes the form of a tax credit of 30% of the cost of the improvement (maximum of \$1,500) for the tax year in which it is installed. Qualifying improvements include exterior windows, high efficiency furnaces and air conditioners, and water heaters. These tax credits are of course still available to individual homeowners.

Parking Restrictions Reminder

The Sun Mesa parking regulations were first published in the April 2006 edition of our Rules and Regulations. These were developed in response to a proliferation of vehicles parked on the common property (specifically the lined parking spaces), which precipitated a number of understandable complaints from residents who wanted to have guests in for dinner or whatever, and nearby parking spaces were not available. The basic restrictions are pretty simple: (1) the lined parking spaces are generally not available to residents on a long term basis without a permit, and (2) a visitor using a lined parking space must register the vehicle within 14 days, and has a total time of 31 days before other parking arrangements must be made. Additional, official information is given in Section 10, pages 6 and 7, of the Rules and Regulations.

The Board and Manager attempt to be evenhanded and as lenient as possible in the enforcement of the parking restrictions. We do not believe they should be rescinded as a temporary convenience. The Board appreciates the cooperation of all who make a sincere effort to comply with the parking restrictions and other Association rules and regulations.

Animal Waste

The accumulated animal waste on the south side of Sun Mesa is an embarrassment to our community. Landscape crews and contractor employees frequently work in that area. Some of the waste could be from wild animals or from neighboring pets, but the culprits are more likely Sun Mesa pets that are allowed to roam free during times when observation is unlikely. This item is yet another plea to pick up promptly after your dog or other pet. I am reminded of the old aphorism that goes something like: "It's a dirty bird that fouls its own nest".

School Bus Visit

Some of you may have noticed that a District 20 school bus is coming into Sun Mesa. The bus picks up a special needs child at one of our rental units on Mondays and Wednesdays.

www.sunmesatownhomes.com/

The above is the address for Sun Mesa's website. It contains pdf files of our governing documents (including the Rules and Regulations), minutes of Board of Directors and other meetings, financial reports prepared by Z&R management, a photo gallery and other miscellaneous information. With the exception of the Declaration, most of the files are relatively short and can be accessed and printed or stored electronically with even a low-speed email system. The site is worth a visit for new residents and perhaps a re-visit for long-time residents. Our Manager is doing a good job in posting current information on 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 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