

THE SUN MESA TOA NEWSLETTER
OCTOBER 2011

Annual and Budget Meeting

The Sun Mesa combined annual and budget meeting is tentatively scheduled for Thursday, November 17 at 1900. We are presently checking on Antelope Trails Elementary and one or two other possibilities. Each owner will be mailed an official meeting package well before the meeting date. Two of the more important topics to be covered at the meeting are election of new board members for 2012 and the presentation/discussion/vote on the 2012 budget. There are 3 Board Members with a term that expires this year, plus we have been operating with 6 Members for some time; hence, potential opportunities exist for new participants to get on board. There is quite a lot activity these days, so expect to do much more than just attend the bi-monthly and annual meetings.

Sun Mesa Security

Overall, we have been pretty fortunate in regard to the security of homes within Sun Mesa. However, we have had a few incidents in the area recently that indicate constant precautions are necessary. First, there was an incident of fuel siphoning from a truck driven by Mike and Jan Sisk's son in unit 60. Mike thinks the perpetrators observed the truck being fueled (at the station across the street) around 10:30 PM, watched to see where it went, and stopped by later when the house lights went off to siphon 10-12 gallons of gasoline; the vehicle was parked in the driveway at the time. Eli Shayotovich reports that there have been recent break-ins at 2 businesses in the Gleneagle mini shopping center. Some of the precautions that help ensure security include: garage lights turned on at night, parking in well lighted locations, removing valuables and locking vehicles parked outside, and closing garage doors when not in use (even for a short time). Remember that our perimeter fences are just ornamental fences in many places, and cruising vehicles are not restricted. The ongoing economic situation may be a contributing factor, but there are always going to be opportunists looking for easy marks.

Trash Collection

The Waste Management weekly trash and bi-weekly recyclable pick-ups are for household waste only. Residents should make special arrangements for items such as worn out furniture, TVs, water heaters, toilet bowls, and bulky re-modeling items. The truck operators note the special pick-ups and charges are assessed to Sun Mesa. In the future, Z&R Management will pass the charges on to the offending units. Personally, I would have some reservations about a contractor who did not take responsibility for the waste products of his project.

Tree and Shrub Maintenance Protocol

Sun Mesa management (the Board and Property Manager) arranges for contractors to trim the shrubs (ULS) and trees (Mountain High Tree Service); the contractors are given general directions by Sun Mesa management and they in turn give instructions to the project supervisor. Please do not undertake to give specific directions to the work crews when they arrive at your unit. It's probably okay to express a general preference in regard to your unit, but specific directions are likely to create confusion with the workers and lead to some "bad haircuts". The shrub trimming has been completed for this year and tree pruning will be done after the first few hard freezes.

Future Water Availability and Cost

The Donala Water and Sanitation District has distributed 2 Newsletters and hosted a Town Meeting to discuss cost and problems associated with future water; the presentation given by the District General Manager on September 7 can be accessed online at donalawater.org. Also, the October 1 issue of Our Community News (recently delivered to each mailbox) has a thorough review article on Donala's problems and other similar water problems in northern El Paso County. We will be negatively impacted in 2 ways: first, individual accounts will see an increase in the fixed water service fee and water rate, plus a property tax mil levy increase due to District borrowing for new infrastructure; second, there will be a substantial increase in the rate for irrigation water, 25 to 35 percent depending on the outcome of the ongoing District's budgeting process. We expect to spend roughly \$19000 this year for common irrigation water, so that if we continue to maintain all the grass we have, the cost for 2012 will be around \$25000. One of the major tasks for the new Board will be how best to plan for increased water cost for 2012 and for scheduled smaller increases in the following years; sod reduction or just paying the rapidly increasing expenses, or a combination of the 2, are the most likely choices. There is no doubt in my view that the Donala rate structure is punitive for high volume users. We are certainly one of those with an annual irrigation usage more than 2 million gallons, or 6 acre feet per year!

Owner Maintenance Tip

Long-term damage from a slow, persistent water leak could result in costly repairs and a whole lot of headaches. Take a look around occasionally for signs of a slow leak. In the kitchen and bathrooms, make sure drainage pipes are solid and are not showing signs of leaks at the joints or from the bottom of the P trap. Look for signs that water has been dripping from the supply pipe connections. These signs include corrosion on the supply line fittings and valves, and stains on the bottom of the cabinet. □ Make sure supply line valves can be turned off and back on and that they don't leak when they are activated. Look at the supply lines to toilets, the washing machine, and the dishwasher. Make sure there are no leaks, that the valves can be turned off and on, and that they don't leak when activated. □ Look around dishwashers, refrigerators with ice makers, sinks, bathtubs, showers and toilets for signs of cracked or warped flooring. Listen for any sound of dripping water or periodic running of the toilet supply water. Note if any of your sink faucets are dripping or if your tub(s) or shower(s) are dripping. Make sure the valve for the supply line to your water heater can be turned off and back on again, and that it doesn't leak when activated. Check for rust around the inlet/outlet to the water heater. In rooms directly below upper-floor bathrooms, look for stains on walls or ceilings, bulges or ripples in the sheetrock, or a musty smell. Check your water invoice against your sense of your water use. A significant increase could indicate a leak if you have not been watering a lot more or washing more clothes than usual.

Owner Maintenance Responsibilities

Some of Sun Mesa's newer Members and some who pay little attention to our governing documents may not be aware that that SMTOA is not responsible for all exterior maintenance. The responsibilities of individual owners arise from the first amendment to our Declaration, made by Executive Custom Homes in 1997, "Assignment of Limited Common Elements". That amendment reads in part as follows:

NOW, THEREFORE, the Declarant does hereby allocate and assign, pursuant to the Declaration including without limitation Sections 1.6 and 2.4(g), all first floor and second floor decks and balconies, including supporting posts and footers, all concrete patio pads, all concrete entryways from driveways to front doors, all cantilevered fireplaces, and window wells, any of which may extend into the Common Area, as limited common elements for the exclusive use of the Owners of the Townhomes to which such items are attached; such limited common elements shall be cleaned and maintained by the Owners to whom they are allocated and assigned and shall be subject to the provisions and restrictions of the Declaration. The Declarant reserves the right to make additional allocations and assignments of limited common elements in the future, including future phases of the Project, if any.

Page 18 of the current Rules and Regulations elaborates on this amendment. Namely, the Association does assume responsibility for staining the window wells periodically, and major repairs to certain limited common elements as defined further in Section 2b, page 18 of the Regulations.

Speaking of owner maintenance, I have the touch-up paint and stain from the latest painting phase. Let me know if you want to touch up a few spots on your door or the stucco itself.

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. The given telephone number should also be used for reporting an after hours emergency pertaining to Sun Mesa common property or a unit problem for which the Association may be responsible; as examples, a rupture in a main water line on the common property, sewer backup in a residence, or flooding of a residence due to a roof problem or faulty drainage. **Any homeowner who has a non-emergency problem, comment or suggestion is asked to submit a letter to Z&R for proper follow-up and Board review (emphasis mine).** 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