

SUN MESA at GLENEAGLE

October 2007 Newsletter

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Well, we blew out the sprinklers and the grass will soon be taking a nap until spring. There is not a magic date for this, but we usually do it around mid October, and for years the grass has come back fine in the spring.

We will be doing some concrete replacement within the complex soon. PLEASE watch out for your neighbors making their way around barriers. Driving slowly always works!

To my knowledge, we have only had one townhome for sale recently, and it just sold. The townhome was a rancher, with finished basement. It sold for \$250K. And that was during a very flat sellers market. I'm not a realtor, but it seems to me that if realtors use this sale and nearby townhome sales as comparables, we should be looking at better sale prices.

The Board learned some interesting news last week. We have long known that Sun Mesa's Decs (Declaration of Covenants, Conditions, and Restrictions) state in several places that Sun Mesa must maintain the drainage improvements to the ditch along Gleneagle Drive. Those improvements are shown in our Decs as the dirt and grass along both sides of the ditch. "Maintain" in this sense means not to change what is there, specifically the grass. What we did not know was whether El Paso County could use our own Decs to force us to maintain that grass. We just found out that legal documents (the Sun Mesa Plat) filed with El Paso County say exactly the same thing. So, it's no longer a matter of liking the grass along the ditch, or thinking that watering that area is a waste of water and money (and opinions are split on this issue at Sun Mesa). The fact is that we have a legal obligation to water that area enough to keep the grass alive unless/until we are relieved of that responsibility from the county. Will keep you advised on this one.

Another seamless transition to landscaping! The Board is requesting bids to remove about 18,000 square feet of sod within the confines of Sun Mesa, and to replace that sod with rock. The areas selected by the board are generally those areas that are unseen by most residents (and prospective buyers) as they drive through. Much of the area is along the south fence that separates us from the apartments to the south. There are residents who live by that grass, and they will no doubt hate to see it go. One reason the Board has waited so long on this issue is that we have tried to look at it from every angle. In the final analysis, we believe that Sun Mesa must reduce some of its irrigated grass to better ensure that the remaining grass will get enough water to survive an extended dry spell. And we believe that those dry spells are inevitable. Several people have taken me aside and said that they are not in favor of sod reduction because they like Sun Mesa the way it is. *Believe me*, so do I. But, the Board believes that it is better for us to take action now than find out later that we could lose large tracts of grass because the water available to us is spread too thin.

The removal of sod and replacement with rock will cost money. We will know how much within a few weeks when we receive the bids. The Board cannot implement these plans without your approval. We will put the issue before you and you will vote: yes or no. If approved, the money will come from the

owners in the form of an assessment. Before you vote, the Board will have meetings to discuss this in more depth and respond to your questions and comments. We'll let you know when and where.

Finally, consider that the rock we propose to put in has lasting value to Sun Mesa. Those areas will not be watered, saving on our water bill. Neither will those areas be fertilized, mowed, aerated, or treated for weeds. Saving on our lawn maintenance bills. At some point, and I don't have exact figures for you yet, the money spent will be recovered by savings in those areas.

We're still looking good!
Cheers, Ron

P.S. I tried to explain the sod-rock proposal to Mrs. Fairweather in 301 but don't think I got through. She said it was fine with her because she loved Sun Mesa and the Rockies 😊