



January 2010 Newsletter

Highlights of the Summer Glen Estates January 12th Board Meetings:

The meeting was held at The Gathering Community Center, 16275 Kingswood Drive, Colorado Springs, CO. 80921. President Ralph Nussbaum called the meeting to order at 4 PM. Board Members present were Ralph Nussbaum, Lisa Heastan, Dick LaRue, Steve White & Myrna Whitfield. Kerry Cantrell from Z& R Management Co. was also present as was Harvey Heastan, Treasurer (Non-Board Member).

Open Forum began at 4:00 PM.

Jack Johnson wanted to know if anyone knew the name of a handyman. Myrna said she would give him a name of one that another homeowner had suggested.

Ralph reported on the NEPCO meeting that he attended on January 9th. The meeting is held the second Saturday, every other month beginning in January. The meetings start at 10 AM and are held at the new Police Building in Monument. NEPCO has extended an invitation to other community members as well as Board Members.

Ralph stated that one of the speakers talked about performing and tracking some HOA items on line.

Ralph reported on the Census information that was given out at the NEPCO meeting. The Census Bureau would like 100% participation. It is important for all of us to participate. In 2000, only 72% participated. This year they hope to get participation of at least 82%. It is our civic duty and it is mandated by the constitution. The questions asked should only take four to ten minutes to answer. They will ask your name and telephone number in case they need to follow up for any reason. The information will be reported at the aggregate level. There will be the American Community survey (used to be the long form that was sent out) will be sent out to one out of 480 households. These will be monthly random surveys. The Current Population Survey will be sent to one out of every 1500 households and these surveys will focus on employment and income. We ask that you do your part in the census participation as it affects the allocation of funds to El Paso County. The funds could increase as much as \$543,000 if there is at least 82% participation.



Census forms sent to snowbirds or folks who maintain two residences will receive census forms for each home. The residence that you spend more than 50% of your time qualifies as your home. The other residence where you spend less than 50% of your time will be listed as zero person/s at that address.

Schedule:

March 8th-10th – should receive notices

March 15th-16th – should receive questionnaires

April 1st – Census Day

April 1st-10th – should receive replacement questionnaires

April-June – In-home visits to non-responders by Census Enumerators

Dec. 10th – will be the release of the census information

If you have any questions, you can contact the Census Questionnaire Assistance Centers at 866-872-6868.

Donala Water is holding meetings January 13th & 14th at the Golf Club House in regard to future water availability and usage.

The Regular Meeting Began at 4:16 PM.

The previous meeting minutes were approved.

Kerry presented the Manager's Report:

- He presented the financial reports and they were approved.
- He and Harvey both talked about how the seasonal budget items as well as insurance would show budget amounts in the months when those expenses are expected to occur.
- He presented the Unlimited Activity reports and Work Orders issued for the last two months. The broken water pipe cap has been fixed and Myrna asked that there be something installed around that water pipe so that it does not get hit by the mower again.
- He presented the Reserve Recommendations.

There were some discussions of some possible window well replacements in the spring or summer. The Board is looking at some options of replacing the wooden window wells with coated metal window wells for longer durability. The replacements will occur as the deteriorated wooden ones need to be replaced.

Diane Roberts reported she has voles and Kerry will get an exterminator out to take care of those and to take care of any others in the community.

Travelers' Insurance had a Risk Control Technician who toured the grounds of our community. The recommendations were that units that have fuel burning appliances or fireplaces should have carbon monoxide alarms/detectors installed outside each sleeping area. Also, recommended that in order to reduce the risk of fire, gas and charcoal grills or similar devices used for cooking, heating or any other purposes, should not be used on any balcony, under any overhanging portion, or within 10 feet of any



structure. Renter's contracts, association bylaws, or covenants and restrictions should be reviewed with your legal counsel and rewritten, as needed, to address this exposure.

In regard to the above recommendations, Kerry said that our insurance premiums would not be going up. The Board will be addressing these issues and making the needed updates to our documentation.

The Board has been notified by our legal counsel that legal fees are going up in 2010. The legal fees incurred when the association collects past due fees or fines are passed on to the person(s) that owes the monies.

There were reports of a large dog in the area so Kerry will send a second letter of violation to the owners.

New Business:

Ralph explained that we couldn't obtain the Sun Hills Fire Station as a Meeting Place for the January meeting but that we might possibly be able to get it for the March meeting.

Myrna is in the process of getting Neighborhood Watch signs for the community. Also has asked the Sheriff's Office to make random patrols through our community. Myrna will continue to send out the notices/alerts that she receives from the Sheriff's Office or Neighborhood Watch so that everyone is kept abreast of what is happening in our area.

The meeting adjourned at 4:50 PM

Myrna Whitfield
Secretary

General

Information*****

▪ **STUCCO REPAIR:**

Kerry continues to compile a list of stucco repairs for 2010.

▪ **THANK YOU:**

Thank you to Jack and Gwen Allen who donated the new flag that is flying at the gazebo. Thanks to Ralph Nussbaum, Steve White, and Glenn Bethany who helped John and Myrna Whitfield install the Christmas decorations. Thanks to Rosalie & Matt Grubestic and Jim & Judy Smith who donated Christmas lights for the gazebo. Thanks to Matt & Rosalie for putting wreaths on the gates. Thanks to Dick LaRue for arranging our Christmas dinner which many of us enjoyed at the El Sangara Restaurant.

▪ **REMINDER:**



For your safety, please make sure you have carbon monoxide alarms/detectors installed outside each sleeping and be sure to check your smoke detector batteries every six months. A suggestion is that you do it at the New Year and again on July 4th.

▪ **TV DISHES:**

A reminder that if you are going to install a new TV dish, you must request permission through Z & R Management and the dish must be installed on a pole.

▪ **NORTH GATES:**

Dave from DC Mechanical has installed two new batteries at the north gates. These gates operate on batteries when the power goes off.

▪ **GAZEBO:**

We have installed two new electrical plug-ins near the flag-light fixture. The one plug-in has a sensor which we used for the Christmas lights. The other one will be used for social events at the gazebo. In the spring, we plan to get some new chairs for the gazebo.

▪ **SCREENS:**

Please check your screens. Some of the units have loose screens and some have screens that need to be repaired or replaced.

▪ **PICK UP AFTER YOUR DOGS:**

We ask you please to pick up after your dogs. Thank you to all who do pick up after your dogs.

▪ **March, 2010 MEETING:**

The March 9th, 2010 business meeting will be held at 4PM at the Sun Hills Fire Station unless otherwise notified.

CONTACT INFORMATION:

BOARD OF DIRECTORS:

P. Ralph Nussbaum (2010) 14444 Peaceful Glen Grv. 481-9065 ralph_sge@msn.com

VP. Lisa Heastan (2010) 14432 Summer Glen Grv. 481-5752 heastansprings@msn.com

S. Myrna Whitfield (2011) 14378 Secret Glen Grv. 487-9060 whitfield_89@msn.com

AT. Dick LaRue (2010) 14354 Summer Glen Grv. 488-6892 dicklarue@aol.com

AT. Steve White (2011) 14378 Summer Glen Grv. 488-8469 whitehouse1@g.com

For updated HOA information contact our website at www.summerglenestatesoa.com

If you have any suggestions for the Webmaster, contact Ralph Nussbaum at Ralph_sge@msn.com. The latest HOA information will be available on the website.

PROPERTY MANAGEMENT: If you are not sure whom to call or how to handle a problem, you can contact Z & R at (719)594-0506. This number also works after hours for Association-related emergencies such as fires, floods, etc. Your managers are Kerry Cantrell (Kerry@zandrmgmt.com) and Darren Burns (Darren@zandrmgmt.com).

