



## **JULY 2010 Newsletter**

(Draft Copy of the Minutes Only)

SGE Board Meeting Minutes for July 13, 2010

The meeting was held at The Holy Trinity Anglican Church in Gleneagle. President Ralph Nussbaum called the meeting to order at 4:00 PM. Board Members present were Ralph Nussbaum, Lisa Heastan, Steve White, Dick LaRue & Myrna Whitfield as well as Kerry Cantrell from Z & R Management Co. Harvey Heastan, Treasurer (Non-Board Member) was absent.

Open Forum began at 4:00 PM.

Jack Johnson had complaints about brown spots in some of the lawns. He stated that Unlimited needs to do a better job and that someone needs to work with Unlimited on a regular basis. Ralph commented on the brown spots. Ralph commented that we need to do an analysis of the sprinkler system and that Unlimited's contract might be in jeopardy.

Dick Hallman commented that a number of the tree trunk protectors have come lose from the trees.

Jim Smith asked about when the replacement of the bushes and trees would be done. Myrna responded that Rick's Nursery would be out on July 22<sup>nd</sup>.

Scott Hightower asked if he could fertilize his tree out in front of his residence and he was given permission.

Sonia commented on the new benches which have been placed around the complex. She said that one was placed in the rocks and it would be in the sun so it would be too



hot to sit there in the daytime. Lisa explained where and why the benches were placed in their present locations.

Myrna reminded folks of the brunch to be held on Saturday July 17<sup>th</sup>.

Larry and Ellen Jones commented on the fact that they received a rules violation letter and they would have preferred someone talked to them about the violation instead of sending the letter.

Regular Meeting began at 4:10 PM.

The previous meeting minutes were approved.

Kerry presented the financials and there were approved pending final audit.

Kerry presented the Manager's Report:

- One homeowner is in arrears on his dues.
- Kerry presented Unlimited's weekly reports and Ralph commented about the fact that they had noted brown spots in the lawns in their reports but didn't seem to be taking care of the problems.
- Kerry presented the stucco bid for \$19,000 from APS Porter Lathing & Plastering. Ralph explained what stucco work is going to be done this year. Due to the expenses for stucco, the painting of the gates and replacing of some window wells will have to be put off until next year.
- Kerry presented the letter from Holladay Grace Roofing that stated the test results of a water test of the roof at 14330 Secret. Dick Hallman expressed his concern that there is still a leak in his roof.

New Business:

Margaret Pasolli requested some help with watering the flower bed by the south gate.

The Board Members passed out the copies of new rules and regulations to the residents that were present at the meeting.

Dick Hallman was granted time to present his case in regards to a possible problem with his roof. He thinks there is still a possibility of a leak in the roof even though Weathercraft Roofing and Holladay Grace have performed tests and could not find a leak. The board listened to his comments and took the case under consideration to be discussed in an executive session after the regular meeting.

The meeting was adjourned at 5:15 PM.



Myrna Whitfield

Secretary

**General Information\*\*\*\*\***

**STUCCO REPAIR:**

This year's stucco work is currently underway.

**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 nearest your unit as possible.

**UPDATES TO HOA DOCUMENTS:**

The Rules and Regulations Committee (which consists of the current Board Members and homeowners, Fred Reichert and Dianne Roberts) has finished the Rules and Regulations and is currently updating the By-Laws and Covenants.

**JULY BRUNCH:**

Twenty eight residents enjoyed a great brunch at the gazebo on Saturday, July 17<sup>th</sup>. We had lovely weather for the occasion. We hope to have another brunch in September. Thanks to all of you who attended and brought food so as to make it a success.

**FOR YOUR INFORMATION:**

Sonia Immig highly recommends Michael, The Drywall Man, 719-475-0831

**THANK YOU:**

Thank you to Karol and Chuck Johnson who donated new potting soil and planted the beautiful annuals in the flower bed at the south gate. We were sorry to see Karol and Chuck move from our community.

**REMINDER TO DOG OWNERS:**

Please note that the grassy areas in front of the residences have been reclassified as "Limited Common Areas" in the Covenants and Rules and Regulations which means that those areas are strictly for the use of the resident at that address. If you walk your dog in the complex, please walk it in the "Common Areas". Also, the Board would like to remind you to carry a bottle of water with you to dilute the urine so it does not kill the grass.

**RECYCLING:**

WalMart discontinued their recycling of newspapers quite some time ago.

Whole Foods at 7638 North Academy has recycling bins behind their store. They take glass, plastics 1-7, aluminum, newspapers and cardboard.



"R" Rockyard on the Old Denver Highway takes glass, steel, tin, aluminum, car batteries, small appliances and large appliances but they DO NOT take newspapers or cardboard.

**SGE HOA SEPTEMBER 2010 MEETING:**

The next meeting will be held at 4 PM, July 13th, 2010 at the Holy Trinity Anglican Church in Gleneagle.

**CONTACT INFORMATION:**

**BOARD OF DIRECTORS:**

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For updated HOA information contact our website at [www.summerglenstatesoa.com](http://www.summerglenstatesoa.com)

If you have any suggestions for the Webmaster, contact Ralph Nussbaum at [Ralph\\_sge@msn.com](mailto: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](tel:7195940506). This number also works after hours for Association-related emergencies such as fires, floods, etc. Your managers are Kerry Cantrell ([Kerry@zandrmgmt.com](mailto:Kerry@zandrmgmt.com)) and Darren Burns ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)).

