

# MARCH 2010 Newsletter

SGE Board Meeting Minutes for March 09, 2010

The meeting was held at The Holy Trinity Anglican Church in Gleneagle. President Ralph Nussbaum called the meeting to order at 4:05 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 4:05 PM.

Win and Ann Davis asked about a car that had been parked in front of their place for quite some time. Jim Schumacher said it was his car. The Board informed Jim that he could not store his car in the guest/overflow parking.

Jim Schumacher expressed his concerns about the debris that is left when Unlimited Landscaping trims the bushes. He said that Kerry Cantrell had promised him the small clippings would all be cleaned up.

Kerry said the Unlimited Landscaping would soon be doing the spring clean-up around the complex.

Jack Johnson said that he has had to replace some cracked tiles in his unit due to the fact that the subflooring was not laid before the installation of the tiles. That has been a problem in other units as well.

Jim Smith commented on the lack of landscaping in the rocked area and is worried about his property value due to the lack of plants in the rock area across from his unit.

There was some discussion on the fact that some of the window wells will have to be replaced when weather permits.

Christine McPherson asked if the big dog issue had been settled. It has not.

Since the Rules & Regulations Committee will soon be updating the Rules and Regulations, Ralph asked the question if the homeowners wanted the weight limit of dogs raised and the answer was an overwhelming "No" from all the attendees.

Thanks to Scott Hightower for obtaining the church for our meeting place.

The Regular Meeting Began at 4:27 PM.

The previous meeting minutes were approved.

Kerry presented the Manager's Report:

- He presented the financial reports and they were approved.
- Unlimited Landscape's new contract was presented, approved and signed.

- He presented the Unlimited Activity reports and Work Orders issued for the last two months.
- He presented copies of the U. S. and Colorado 2009 Tax Forms that have been filed by our CPA firm. (No taxes are owed by the Association.)
- He presented the 2010 Budget seasonal line items. It was decided to correct the Sump Pump Repair/Maintenance from a 12-month line item to the month of May when the inspection and repairs normally occur.

New Business:

Kerry also mentioned the copy of the letter sent to Travelers Insurance Company regarding a forthcoming change in SGE rules and regulations regarding the gas grills that are currently on the decks and the strong recommendation for all unit owners to install carbon monoxide detectors. This was in response to a previous letter from Jen Rainwater, Travelers Risk Control Technician.

The Rules and Regulations Committee is comprised of the Board Members and two homeowners, Fred Reichert and Dianne Roberts. All homeowners will have the opportunity to review and comment on the changes being made before they are finalized.

Myrna thanked Glenn and Karen Bethany, who unfortunately were unable to attend the meeting) for the \$50.00 donation for flowers to be purchased for the flower beds outside the gates.

Ralph stated that he had received an email from Erika Reichert stating that she will no longer be able to maintain the south flower bed. Ralph asked for volunteers. Karol Johnson, Dianne Roberts, and Margaret Pasoli volunteered. Thank you ladies!

The meeting adjourned at 4:50 PM

Myrna Whitfield  
Secretary

**General**

**Information\*\*\*\*\***

▪ **STUCCO REPAIR:**

If you have any stucco problems, please call Kerry Cantrell at 719-594-0506 or email him at [kerry@zandrmgmt.com](mailto:kerry@zandrmgmt.com) The Board hopes to get the stucco repairs done earlier in the season this year.

▪ **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.

▪ **SOUTH EXIT GATE:**

For several weeks when the south exit gate was not working, we left it open for a safety reason and that reason was that just in case the north exit gate would not open when it was really cold as has happened in the past. A new detector and a new loop have been installed at the south gate.

**THANK YOU:**

Thanks to Erika and Fred Reichert for all their hard work in maintaining a beautiful flower bed at the south gate for the last nine years.

**HANDYMAN SERVICES:**

Glenn Bethany recommended John Bengé, 719-660-9519. Mr. Bengé lives in Woodland Park but does work in the metro area.

Michael Pate, who is the son-in-law of residents Eugene & Loretta Callaway, called and gave me his name as a realtor, remodeler of homes, and a handyman. His number is 719-210-2082.

Greg Abrahams had previously recommended Troy Kelly, 719-964-3796.

A good source for repairmen or contractors is the Better Business Bureau.

**Household Hint:**

Sonja Immig passes along this helpful household hint. When hand washing fabric of any kind, squeeze the fabric. Do not wring it.

**NEPCO MEETING:**

Win & Ann Davis, Dick LaRue, Ralph Nussbaum and Myrna Whitfield attended the NEPCO Meeting held March 13<sup>th</sup>. NEPCO is the Northern El Paso County Coalition of Community Associations, Inc.

Ralph was previously a reserve member but has been appointed to serve as a regular member to fill a vacancy. Thanks, Ralph, for your services.

We were asked to encourage fellow HOA Board Members and residents to attend the meetings. (Myrna will send out notices of future meetings.)

The speaker that was scheduled to speak in regards to the Gleneagle Townhouses Project cancelled his presentation since the Golf Course owner pulled and is rewriting his latest proposal. That left nothing to be responding or commenting on.

Ms. Elaine Kleckner presented information on the El Paso County Development Services Dept. and Mr. David Powell explained the functions of the El Paso Planning Commission. Mr. Tom Kassawara spoke in regard to the Monument Development Services.

Pikes Peak Quality of Life Information is available at the following website:

<http://pikespeakqualityoflife.org/>

The next NEPCO meeting will be held May 8, 2010 10 AM at Monument Tri Lakes Library.

▪ SGE HOA MAY 2010 MEETING:

We are hoping to hold the next meeting at 4 PM on Mary 11, 2010 at the Holy Trinity Church in Gleneagle but that will have to be confirmed at a later date.

**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:(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](mailto:Kerry@zandrmgmt.com)) and Darren Burns ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)).