



# Vista Mesa Bulletin



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## Calendar of Events

- \* May 20-22 Annual Neighborhood Garage Sale
- \* Dumpster June 3-5
- \* Dumpster August 26-28

## President's Letter

April 2011

Hello Vista Mesa,

I started this newsletter over a month ago and due to computer problems and other, have not been able to finish it. I apologize for the delay. To catch you up from the HOA Annual Meeting, Mike Stroud and I were voted back on to the Board. The positions of the Board members have not changed either. If anyone is interested in running for the Board, please give one of us a call. We are entering the busy part of the year where home maintenance becomes an issue for everyone. I have already started on my outdoor projects. Balanced Bookkeeping will begin driving through the neighborhood twice a month soon to ensure that the appearance the yards and homes are kept up. Please help them and your neighbors in keeping Vista Mesa a great looking neighborhood by doing your part. Have a great spring/early summer and please feel free to contact any Board member if you have any suggestions or questions.

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**Experience is a wonderful thing. It enables you to recognize a mistake when you make it again.**

## Garage Sale and Dumpster

I wanted to bring special notice to the dates of the garage sale and dumpster. Please note on the Calendar of Events that the Garage Sale will be held from May 20-22. We will advertise in the Gazette and on Craig's List to get as much exposure for the participants as possible. We will also be putting the neighborhood signs out again. Good luck to all "Salers". Also the dumpsters will be available again this spring from June 3-5. They will be located on the east side of Sable Ridge Ct. Please do not over fill the dumpsters as this causes extra work for the Waste Management driver and may actually cost the HOA more if we have to pay someone to take out any thing left on the street. We will do this again in the fall. Thank you for your consideration on this. Steve



## Grilling Safety Tips

From CAI

### Gas Grills

Liquid petroleum (LP) gas or propane, used in gas grills, is highly flammable. Each year about 30 people are injured as a result of gas grill fires and explosions. Many of these occur when consumers first use a grill that has been left idle for a period of time or just after refilling and reattaching the grill's gas container. To reduce the risk of fire or explosion, consumers should routinely perform the following safety checks:

- Check the tubes that lead into the burner for any blockage from insects, spiders, or food grease. Use a pipe cleaner or wire to clear blockage and push it through to the main part of the burner.
- Check grill hoses for cracking, brittleness, holes, and leaks. Make sure there are no sharp bends in the hose or tubing.
- Move gas hoses as far away as possible from hot surfaces and dripping hot grease. If you can't move the hoses, install a heat shield to protect them.
- Replace scratched or nicked connectors, which can eventually leak gas.
- Check for gas leaks, following the manufacturer's instructions, if you smell gas or when you reconnect the grill to the LP gas container. If you detect a leak, immediately turn off the gas and don't attempt to light the grill until the leak is fixed.
- Keep lighted cigarettes, matches and open flames away from a leaking grill.
- Never use a grill indoors. Use the grill at least 10 feet away from your house or any building. Do not use the grill in a garage, breezeway, carport, porch or under a surface that can catch fire.
- Do not attempt to repair the tank valve or the appliance yourself. See an LP gas dealer or a qualified appliance repair person.
- Always follow the manufacturer's instructions that accompany the grill and when connecting or disconnecting LP gas containers.
- Consumers should use caution when storing LP gas containers. Always keep containers upright. Never store a spare gas container under or near the grill or indoors. Never store or use flammable liquids, like gasoline, near the grill.

To avoid accidents while transporting LP gas containers, transport the container in a secure, upright position. Never keep a filled container in a hot car or car trunk. Heat will cause the gas pressure to increase, which may open the relief valve and allow gas to escape.

## Grilling Safety Tips (from Page 2)

### Charcoal Grills

Charcoal produces carbon monoxide when burned. Carbon monoxide is a colorless, odorless gas that can accumulate to toxic levels in closed environments. Each year about 30 people die and 100 are injured as a result of carbon monoxide fumes from charcoal grills and hibachis used indoors.

To reduce carbon monoxide poisonings, never burn charcoal indoors, in vehicles, tents or campers, even if ventilated. Since charcoal produces carbon monoxide fumes until the charcoal is completely extinguished, do not store the grill indoors with freshly used coals.

For more information, visit the CPSC website at [www.cpsc.gov](http://www.cpsc.gov).

### No going back to the 'good old days,' police chief says

Jakob Rodgers

Colorado Springs Police Chief Richard Myers likes to compare calling the police to asking for a doctor. People don't call the doctor, Myers said, if they have the sniffles. And, Myers said, police may not be making as many house calls, either.

With his ranks battered by the recession, Myers sees a "new normal" on the horizon for his Police Department, **one where officers do not respond to property crimes calls but instead rely almost entirely on residents to file case reports from their houses.**

"I think there's people who still believe we'll go back to the good old days of the way things were," said Myers. "I personally don't think we're going back. And I also think it's not all bad that we change how we're doing things. Maybe the model wasn't perfect to begin with."

Residents can already report crimes through the department's website, But the department has started moving in this direction on a much larger scale.

In 2005, the property crimes unit had 36 detectives. By the time the recession rolled around in 2008, there were 25 detectives. In the past two years, that number has dropped to 12.

The goal, Myers said, is simple. With less time spent filing such low-priority reports, officers would have more time to start their own investigations and take part in proactive policing. "We're not going to get more cops to create more time," said Myers. "So we have to keep paring away some of the tasks that consume their time."

Submitted by Carleen Roth, Neighborhood Watch Chairperson



# VISTA MESA HOMEOWNERS ASSOCIATION

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Vista Mesa is made up of 285 homes in three filings begun in 1993. Vista Mesa Homeowners Association has been operated by the neighbors of Vista Mesa since May of 1998. By maintaining an active HOA, Vista Mesa continues to be a beautiful neighborhood where home values remain high, common areas and trails are maintained, and the appearance of the neighborhood remains high making it a highly desirable place to live.

**Declaration of Conditions, Covenants, Restrictions, Easements and Charges Affecting the Real Property known as Vista Mesa Subdivision a Planned Residential Community recorded December 12, 1994; Document of El Paso County Book 6575, Page 828. Check the website for current policies and rules.**

[www.vistamesahoa.org](http://www.vistamesahoa.org)

## Mortgage Relief for Distressed Homeowners

From CAI

To help the millions of homeowners whose Federal Housing Administration (FHA) mortgages are threatened by foreclosure, the FHA established the Home Affordable Modification Option, or FHA-HAMP. Homeowners approved for this program could have their monthly mortgage payments reduced significantly.

Homeowners may only apply for FHA-HAMP once. And although they are not required to have equity in their homes, to be eligible for the FHA-HAMP mortgage payment reduction, homeowners must:

- Reside in the properties they own.
- Have a mortgage that is at least one year old.
- Have made at least four mortgage payments.
- Have mortgage payments (including taxes, insurance and homeowners/condo fees) that exceed 31 percent of their gross income before deductions.
- Be delinquent on their mortgage payments by at least one month.
- Have an unpaid principal on their home that is less than \$729,500 (\$934,200 for two units; \$1,129,250 for three units and \$1,403,400 for four units—The Department of Housing and Urban Development, which works with the FHA, defines a unit as “a habitable living unit added to, created within, or detached from a single-family dwelling that provides the basic requirements for living, sleeping, eating, cooking, and sanitation,” such as a mother-in-law suite).

Other requirements and considerations—such as the amount of the monthly mortgage payment in relation to the applicant’s debt ratio—may need to be satisfied before a mortgage reduction can be approved. For instance, a homeowner applying for FHA-HAMP must have a cumulative debt, including second mortgages, credit cards, car loans and leases and any other installment or revolving accounts, that is no more than 55 percent of his or her household’s monthly gross income.

To determine eligibility or to apply for the FHA-HAMP, homeowners should contact their existing lenders or the U.S. Department of Housing and Urban Development’s National Servicing Center at (888) 297-8685. Applicants will be asked to provide proof of income, a hardship letter explaining the circumstances of their financial difficulties and a list of monthly expenses with supporting documentation. To avoid scams, homeowners are reminded that HUD’s counseling services are free and are cautioned not to pay anyone to prepare their intake packages or applications.