

From the Board Edward Furr, President



Another year is quickly coming to a close. By now you should have received the Notice of our **Annual Meeting**. This year it will be held at **Fire Station #20 at the corner of Dublin and Rangewood**. I hope that each of you can attend. If not, please send in your ballots for the election and budget approval. There is a copy of the budget and candidate biography's enclosed in the newsletter's centerfold.

This year we have two candidates on the ballot. Kurt Nelson and Judy Billingsley are both well qualified for our board. I want to thank both for volunteering.

Lisa Simon will be leaving the board after serving two years. I want to personally thank her for the help, ideas, and counsel during the past two years.

During this past year the board has continued to work on improving Architectural Control, Covenant Control, and maintenance of our common areas. We have also been working toward completing our compliance with SB-100 and SB-89

(current HOA Laws). I hope this will be complete soon.

Winter is coming and that means we need to take preparations on our furnaces and cars to be ready for the cold months ahead. Make sure you check your furnace for Carbon Monoxide leaks, good operation, and clean filters. Also check your cars out to ensure they start, stop, and handle when you need them.



Along with that, after a winter we had last year I will continue to hound the city about plowing the streets.

I will be stepping down as the association President after this year. It has been a pleasure to serve Vista Mesa.

I would like to thank all of you, Kristie McKitterick, the board members, and committee members I have worked with the past two years. You made my job easy. I have another year on my term and I am ready to assist the new president in anyway I can.

Again thank you all for everything and remember we need your ballots.



Calendar Of Events

November

- 15 Fire Station #20
Annual Membership Meeting
6 pm—8 pm



December

- 1 Parade of Lights
downtown CS
Activities start at noon, parade
starts near Acacia Park at 6 pm



No Board Meeting

- 31 Annual HOA fees due!



January

- 1 Happy New Year!
- 17 HOA Board meeting at
Fire Station #20 7pm

February

- 21 HOA Board meeting at
Fire Station #20 7pm
Deadline for Apogee

March

- 15 Spring Apogee Distribu-
tion: **Volunteers needed!**
- 21 HOA Board meeting at Fire Sta-
tion #20 7pm

From the Board — Steve Houston

Happy Holidays to all. As we move in to the festive Thanksgiving and Christmas seasons, it is always good to think of home safety and security to keep the season bright.

Following are a few simple reminders to keep in mind:

1. When buying a live tree, the most important consideration is that it is fresh. If possible, cut the tree down yourself.
2. If you are setting up your tree indoors, keep it away from fireplaces, wood-burning stoves, wall furnaces and heaters. Position your tree so that it is not blocking doorways, stairs or other exits.
3. When purchasing any type of holiday lights, buy only those bearing the UL Mark. It means engineers have tested samples for fire and shock hazards. Choose lights with the green holographic UL label for indoor use. A red UL Mark indicates

that the lights are suitable for indoor or outdoor use.

4. Plug all outdoor electric decorations into circuits with ground fault circuit interrupters to avoid potential shocks. Turn off all lights when you go to bed or leave the house. The lights could short out and start a fire.
5. The start of the holiday season is a good time to check your smoke detectors. Keep a working fire extinguisher in the home, and review how to use it with family members.
6. If you are going out of town for the holidays, have a neighbor or family member watch your house, and pick up your mail



and newspapers.

7. Criminals often pose as deliverymen with gifts, in order to gain access to your home during the holidays. Always ask for identification.

Be safe and remember to drive carefully through the neighborhood when the roads are icy. We have a lot of hills in the neighborhood which make it that much tougher trying to get home in the evening (that darned hill on Soaring). Have a great Holiday Season!

This August's Yard Sales in Vista Mesa



Participation (41+ sales) at a different date than last years was clearly higher. Positive comments regarding a late summer schedule were plenty. A small number of sellers announced their participation in time. Thanks to the HOA for financing this event. For next year I may not be able to organize it again and therefore need to ask you readers to step forward to volunteer, before we loose this community service. Ed.

Covenant Control - Balanced Bookkeeping & Community Assoc. Management Kristi and Monte McKitterick

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a meeting, especially if you're leasing from an out-of-state owner or a corporation. Be sure to inform your landlord that you would like to be informed of community events. In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

* All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules to protect property values, preserve the nature of our community, and make life more enjoyable for everyone. If you need a copy of our rules, please contact the manager or a board member. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.
* Renters are entitled to all the privi-

leges of association membership except voting.

* You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.

Parks and Trail



One of the best asset Vista Mesa has is our greenbelt, which nestles our neighborhood like an enclave away from a high-strung city life. But no one is available to be a spokesperson for our extended backyard.

Many of us enjoyed taking a walk, watching the seasons and observing wildlife at the Trails. Have you recently taken a walk at the Trails? Enjoyed the fresh air and peace?

It's a fragile environment, which needs our protection.

Some bordering neighbors keep their landscape in consideration of the trail (sun-flowers, arch gate, decorations), but weeds and garbage of others (i.e. 2007 Christmas wrapping on trailhead till March) and weathering including wash-outs remain a problem.

It wouldn't take much to make a positive difference to preserve and improve our precious trails.



The Board of Directors welcomes these new members to the Vista Mesa HOA!



New Neighbors!



From the Editor:

danioettinger@yahoo.com Ph. 264-1477



Beautifying Vista Mesa

Pumpkin patch and Ghostly tree dance - Some pretty autumn decorations adorned several homes.

Christmas lights go up soon, which were a special treat last winter with all that snow...



We want your pictures! Send us your favorite view of Vista Mesa for publication in Apogee and Website. Regular photos (originals handed back) or e-attachment are fine. Contact: ph. 264-1477 or danioettinger@yahoo.com.



Winter Wonderland

More and more cars are parked on walkways and streets. This negative development will be even more a problem as the winter days approach. As a reminder: It is City Ordinance Chapter 3 Article 4 part 2-0-2 to clear one's sidewalk 24 hours after last snowfall. This includes ice patches! This ordinance does not limit to a

small path, but the complete sidewalk. Code Enforcement and City Engineering are very outspoken on this: Anyone in non-compliance shall be reported to the City Engineering, ph. 385-5977. More info: www.springsgov.com.

Also: Remember last winter's blizzards? Parking cars on the streets will hinder any attempt to snowplow the streets.



Board Candidates for upcoming Election

JUDY BILLINGSLEY

My name is Judy Billingsley. I have been married to my wonderful husband, Dan, for almost 23 years. We moved to Colorado Springs--and into the Vista Mesa Homeowners Association--a little over a year and a half ago. We have two grown daughters: Our older daughter lives here in the Springs with her husband and our three adorable grandsons, ages 6, 5, and 3. Our younger daughter is a United States Marine, stationed in 29 Palms, California.

I work full-time from my home as a Senior Technical Editor for Cisco Systems, Inc. I have been an editor for about 23 years. I support technical writers and training course developers in California, North Carolina, Massachusetts, Canada, and Israel, so it's a good thing that I do all my editing online! Dan is a student at the Colorado College of Traditional Chinese Medicine, in Denver.

When I am not working, I like to spend my time playing with my grandsons; making study aids for Dan; being a Webelos Den leader for the 10-year-old boys at my church; taking karate with my grandsons; volunteering in my grandsons' schools; throwing a tennis ball for our dog, Boone; walking on my treadmill while listening to a good book; reading; and sharing my reading with the two book clubs to which I belong for 20 years I was a volunteer CPR and first aid instructor for the American Red Cross.

A favorite saying that we have in our home is "I like to be useful as well as ornamental!" That's one of my reasons for wanting to be a board member. This is a wonderful community, and--at the risk of sounding trite--I would like to be useful in helping to keep it that way and to make it even better for the residents. What I have to offer are excellent organizational and interpersonal skills. I also have an objectivity that would allow me to deal fairly in situations where judgments must be made, as well as the creativity to come up with new ideas and solutions.

If you will give me your vote, I will give you my best.

Kurt Nelson

I have been a resident in Vista Mesa and a member in good standing of the Homeowners Association since 1999. I have previously served on the board in Architectural Control and been a block monitor for Neighborhood Watch. I am employed by Lockheed Martin and work at Schriever AFB as a systems analyst. After 20 years of service in the US Air Force, we settled down in Colorado Springs in June 1993. My wife is a native of Colorado and we love the local area. We are avid bike riders, golfers, and love skiing and snow shoeing. We have three grown children, two of whom live in Colorado Springs. As past president of the Broadmoor Waltz Club, we have been active in promoting social interaction in the community. We greatly appreciate the work that the HOA has done in maintaining the standards of Vista Mesa as a community we can be proud of. I would be happy to serve on the board in whatever capacity is needed.

Proposed 2008 Budget

<u>Categories</u>	<u>Actual</u> <u>2006</u>	<u>Budget</u> <u>2007</u>	<u>As of</u> <u>9/30/2007</u>	<u>Proposed</u> <u>2008</u>
Association Dues	21,375.00	24,225.00	18,168.75	24,225.00
Late Fees	800.00	300.00	750.00	400.00
Fines	378.00	0.00	774.00	0.00
Misc. Income	105.00	0.00	0.00	0.00
Interest Income	470.70	300.00	778.85	650.00
Interest Income Repl.	0.00	0.00	443.69	0.00
Total Income	23,128.70	24,825.00	20,915.29	25,275.00
<u>Operating Expenses</u>				
Office Administration	3,460.84	2,450.00	1,536.05	2,450.00
Committee Expense & Incentive	0.00	500.00	272.50	500.00
Tax Fee	275.00	275.00	275.00	325.00
Management Fee	10,260.00	10,260.00	7,695.00	10,260.00
Insurance	2,789.50	2,800.00	339.00	3,000.00
Legal	1,506.00	500.00	177.21	500.00
Admin Totals	18,291.34	16,785.00	10,294.76	17,035.00
<u>Maintenance Expenses</u>				
Utilities	667.49	800.00	570.66	700.00
Common Area Maint. Contract	1,857.00	3,600.00	3,300.00	3,600.00
Common Area Maintenance	628.00	2,000.00	1,147.00	2,300.00
Snow Removal	0.00	640.00	225.00	540.00
Clean up	0.00	0.00	307.07	500.00
Storm Water	0.00	0.00	38.70	100.00
Enterprise Contingency	232.50	1,000.00	0.00	500.00
Maintenance	3,384.99	8,040.00	5,588.43	8,240.00
TOTAL EXPENSES	21,676.33	24,825.00	15,883.19	25,725.00
Avail Reserves	1,452.37	0.00	5,032.10	0.00

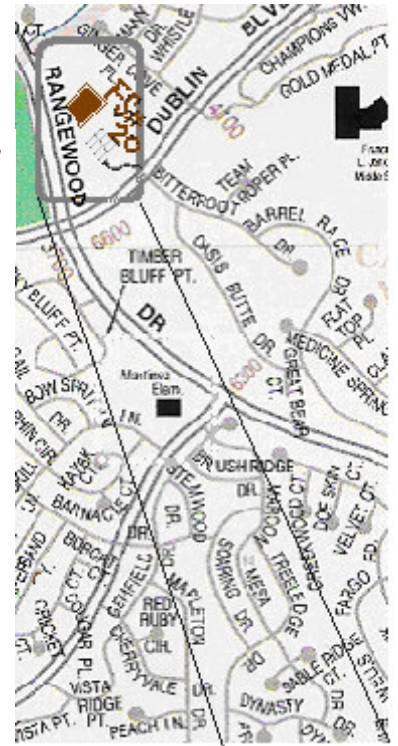
Vista Mesa Homeowners Association Inc.

P.O. Box 25353
Colorado Springs, CO 80936

Fire Station #20 left turn on Dublin east off Rangewood: Meeting Room on the right after entering it's west entrance

Annual Meeting Nov 15, 2007

6 pm - place your vote!



Safe and Happy Holidays!

Vista Mesa Bulletin

Volunteers needed!

The Neighborhood Watch is in need of a coordinator. This position requires 1-3 hours per month. Contact Ed Furr or Steve Houston for more information.

The distribution of the Apogee by 5-6 volunteers is a great HOA budget saver and requires just a walk in the neighborhood for approximately 30 minutes once every 3-4 months.



To all Vista Mesa a Happy Thanksgiving, a blissful Holiday Season and the very best for 2008.

Member to Member

Skilling and sight seeing in Vall - Enjoy one week winter fun (11/23-29) at it's finest to season begin for below pre-season rate. One bedroom apartment with kitchenette (sleeps up to four people), with access to hot tubs, sauna, wifi, pool etc for \$450 or for \$100/day.

Danioettinger@yahoo.com Ph: 264-1477



HOA Officers

- President:** Edward Furr
264-1477 furr6119@yahoo.com
- Vice Pres./Secretary :** Steve Houston
528-6612 sjpshous@earthlink.net
- Treasurer:** Lisa Simon
598-4317 ldhsimon@comcast.net
- Board member at Large:** open position.
- Architectural Control (ACC):** contact any board member.

Committee Chairpersons

- Grounds Keeping, Parks & Trails, Neighborhood Watch:** open positions.
- Welcome Committee:** Jara Monroe
jaramonroe@hotmail.com
- Newsletter** Daniela Oettinger-Furr
264-1477 danioettinger@yahoo.com
- Property Manager:** Kristie McKitterick
- Covenant Enforcement:** Monte McKitterick
593-9811 (9am-3pm Mon-Fri) Balbookacc@aol.com