

The Apogee

From the Board Steve Houston, President

This is the last newsletter for the current Board and I want to take this opportunity to thank Ed Furr for his 4+ years as a Board member of the Vista Mesa HOA. His efforts and concern for this neighborhood have made a dramatic difference in how this Board is run and in how the neighborhood looks on a daily basis. On several occasions, there is no doubt that many of you have seen Ed driving the neighborhood to let them know of the dumpster service we provided, fixing a sprinkler valve, or just walking the neighborhood to review ACC applications. Ed has been great to work with and will be sorely missed although



The Summit at Vista Mesa

he says he will stick around to help, as needed. If you see him around, shake his and say, "Thanks!" Please direct all future concerns and questions to me, and I will get back with you as quickly as possible. Thanks again, Ed for all your hard work.

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Special points of interest:

- Annual Meeting in November. Please plan to attend or send in your ballot.
- Winter Safety Tips
- ATV's, Go Carts, and Small Motorcycles.
- 2009 Budget and Candidate Biographies

Our New Neighbors:

6230 Maroon Mesa Drive are David and Barbara Waldner
 4252 Brush Ridge Drive are Michael and Suzanne Jourdan.
 6260 Gemfield Drive are Luke and Sara Ada

Calendar of Events

November

2 Daylight Savings Ends
 Set clocks back 1 hour
 4 Election Day
 11 Veterans Day
 13 HOA Board Meeting at Fire
 Station #14 6:00 PM
 27 Thanksgiving Day

December No Meeting

6 Parade of Lights
 25 Christmas Day

December (Continued)

31 News Years Eve

January 2009

1 News Years Day
 1 Annual Assessments Due
 15 HOA Board Meeting 7PM
 19 MLK Day

February

16 Presidents Day

ATV's, Go Carts, and Small Cycles by Steve Houston

A big concern is developing in the neighborhood and, although it has been addressed at a neighborly level, it appears that a stronger hand may be needed to curb the problem. ATVs, small motorcycles, and go-carts are becoming more and more prevalent on the streets of Vista Mesa. I know of several people in the neighborhood who have asked both child and parent alike, to please stop this activity. Section 131 of the Covenants state that “No

noxious or offensive activity shall be carried upon any Lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood.” These small trail vehicles are loud, hard to see, and, as the covenants state, a nuisance. Please do not allow these vehicles on neighborhood streets. As an HOA, we will be monitoring the neighborhood for violators and will be taking enforcement of this activity to the next level. Please

be considerate of your neighbors and your neighborhood and keep these vehicles off the streets and sidewalks of



Tips to Discourage Burglars

Even though we live in a safe neighborhood, watch out for your neighbors.

The association makes every effort to maintain a secure environment in our community, but there is only so much we're authorized to do. Unfortunately, illegal entries into homes in our area—and others—happen from time to time. Residents can do more to protect themselves and their property than the association can do. Here are a few common-sense suggestions for reducing your chances of being the target of burglary.

- Install double-cylinder, dead-bolt locks on your outside doors and include a reinforced strike plate to strengthen the doorframe.
- Lock all doors and windows no matter how briefly you'll be out of the house.
- Install bars or lock pins on sliding doors and windows. These are available at local hardware or discount stores. Some mechanisms allow you to lock a sliding window or door in a partially-open position so you can enjoy fresh air securely while you're at home. However, if you go out, close the window and lock it.

- That old trick of hiding a key somewhere outside your home is a bad idea. Burglars—or anyone who may have seen you hiding the key—will know where to find it. Instead, give a key to a neighbor.

- “John, I've gone to pick up your sister. I'll be home at 3:30.—Mom” This note also means, “Burglar, this house will be unoccupied for 45 minutes. Help yourself.” Don't ever leave notes like this.

- If you're going to be out of the house for a short time, leave a television or radio on to create a sense of activity and presence.

- If you're going to be away for a longer time, such as a vacation, take a few simple precautions to keep your home from looking empty. Ask a neighbor to collect your mail and keep the door and porch clear of delivery notices, newspapers and fliers. Pick up several electric timers at the local discount

store, and use them to turn lights, a television, or radios on and off at various times during the day and evening. Let your neighbors know how to reach you in case there's an emergency.

- Marking your valuable personal property won't prevent it from being stolen, but it will help you get it back if it is. Engrave your driver's license number on items in a hidden area. Check with the local fire department, police station, or library to borrow an engraver. They're also available at large discount stores and are worth the investment if you have many items to mark. Photographing the item (and the engraved marking, if possible) will make it easier to retrieve your items from the police if they are recovered and will aid in making an insurance claim if they aren't.

It doesn't take much to discourage a burglar. He succeeds on opportunity, and if your home doesn't offer a good opportunity, he'll move on to one that does.

Proposed 2009 Budget

<u>Categories</u>	<u>Budget</u> <u>2008</u>	<u>As of</u> <u>9/30/2008</u>	<u>Proposed</u> <u>2009</u>
Association Dues	24,225.00	18,168.75	24,225.00
Late Fees	400.00	350.00	400.00
Fines	0.00	1,098.00	0.00
Misc. Income	0.00	0.00	0.00
Interest Income	650.00	773.80	350.00
Interest Income Repl.	0.00	0.00	200.00
Total Income	25,275.00	20,390.55	25,175.00
 <u>Operating Expenses</u>			
Office Administration	2,450.00	1,338.32	2,450.00
Committee Expense			
& Incentive	500.00	0.00	235.00
Tax Fee	325.00	285.00	300.00
Management Fee	10,260.00	7,695.00	10,260.00
Insurance	3,000.00	0.00	3,000.00
Legal	500.00	97.14	500.00
Admin Totals	17,035.00	9,414.46	16,745.00
 <u>Maintenance Expenses</u>			
Utilities	700.00	514.01	800.00
Common Area			
Maint. Contract	3,600.00	1,740.00	3,480.00
Common Area			
Maintenance	2,300.00	2,387.76	1,900.00
Snow Removal	540.00	240.00	750.00
Clean up	500.00	1,288.63	1,400.00
Storm Water	100.00	38.70	100.00
Enterprise			
Contingency	500.00	0.00	0.00
Maintenance	8,240.00	6,209.10	8,430.00
 TOTAL			
EXPENSES	25,725.00	15,623.56	25,125.00
 Avail Reserves	0.00	4,766.99	0.00

2009 Vista mesa Homeowner Association Candidates

Stephen Houston

I am interested in running for a second straight term on the Vista Mesa Home Owners Association Board. I have served on the Board for the last two years as Vice-President and President. I moved into Vista Mesa in 1998 with my wife and two boys, one recently off to college. I have been actively involved with the Association for most of this time. I have served in all capacities on the Board and am running for the Board again because I enjoy working for the community. I think that this neighborhood is a beautiful and great place to live. I feel that my experience and willingness would serve the Board well for another two years. I believe that through participation, we can continue to keep our HOA active and working toward keeping this a great place to raise kids, walk pets, relax and enjoy. Not to mention that an active HOA is an asset to the community and helps to keep our home prices high, even in these difficult times. I would work hard to keep this neighborhood, the place that you and I call home, a great place to come to at the end of the day.

Michael Stroud

I have been a resident in Vista Mesa and a member in good standing of the Homeowners Association since 1995. I am employed by Wyle Information Systems and work at Schriever AFB as a senior systems engineer. I served in the US Air Force for 26 years before retiring. My wife, Lisa, and I moved back to Colorado Springs in August 2007. My wife is also an "Air Force Brat" but we both fell in love with Colorado and this is now "home". Our only child, Jason, is currently enrolled in his final year of college at the Colorado School of Mines. We bought the lot where our house is when Treeledge Drive was just a handwritten note hanging on a street sign. We have enjoyed seeing the community grow to where it is now under the guidance of the Home Owners Association. The HOA has done an excellent job in maintaining the standards of Vista Mesa as a community and we are proud to be members of this community. I would be happy to serve on the board in whatever capacity is needed.

Winter Safety

Winter Safety is important to us all. Make sure your heating units and fireplaces have been cleaned and serviced.

Remember, your sidewalks should be cleared within 24 hours.

What to Know for Snow!

Have your emergency supplies ready to go before the storm hits. Colorado is frequently caught by winter storms and you can avoid many dangerous problems by planning ahead. Following a disaster, it may be necessary for you to survive on your own during the first few days. The City's Office of Emergency Management recommends that families stock enough supplies to last a minimum of three days. Not only will an Emergency Supply Kit see you through common winter storms, but it could also be invaluable in the event of other emergency situations. National Weather Service forecast information for Colorado Springs is available by calling 573-6846.

The City's 45 snow routes are designed to clear primary thoroughfares during and immediately after a storm, followed by secondary roads. Once those are clear, a single lane is plowed on residential streets on an as-needed basis based on 16 neighborhood grid areas. The Street Division automated snow hotline is 457-7669 or via e-mail at StreetDivision@SpringsGov.com.

Did you know that property owners should clear the snow from adjacent sidewalks, including pedestrian ramps and sidewalks running along the back or side of property lines or fences, within 24 hours after a snow storm has ended? Cleared sidewalks provide a safe way for non-drivers in our community, such as children, the disabled and senior citizens, to get around. This year City staff are taking a proactive inspection approach and will monitor areas within three blocks of the City's 135 schools and five hospitals. Property owners should also be aware they may be held liable for claims resulting from an uncleared sidewalk. If an HOA is responsible for snow removal in your neighborhood, be sure to have their contact information on-hand. The Park Maintenance Division's Special Improvement Maintenance District (SIMD) is responsible for clearing some areas (in parts of Briargate, Norwood, Stetson Hills, Woodstone, and Old Colorado City), visit www.SpringsGov.com/snow for maps to see what areas residents or HOAs may still be responsible for. To contact the City regarding sidewalk snow removal inspections, call 385-5977 or via e-mail at CityEngineering@SpringsGov.com.

Visit www.SpringsGov.com/snow for fun facts and more snow information.

Sidewalk Snow Removal Tips

- Be prepared. Have a lightweight, sturdy, and ergonomically correct snow shovel pre-purchased and ready to go or check that your snow blower is working. Pre-purchase de-icer (if you have pets, think about a de-icer friendly to pet paws). Consider contracting with a local company to provide snow removal service (be sure to get several estimates, ask about additional charges, check references, and have a written agreement).
- As soon as snow begins to stick, spread de-icer to help slow the freezing process. Sweep up remaining de-icer once the area is dry to prevent damage to the concrete (it can also be re-used.)
- If the sun has begun to melt the snow, be sure to clear your sidewalk before night temperatures have a chance to freeze solid any remaining snow.
- To avoid injury, wear shoes or boots with good tread, lift with your leg muscles keeping your back straight, scoop lighter loads of snow rather than a heavily packed shovel, avoid twisting the back – instead pivot the whole body-- and walk to where you are depositing the snow rather than reaching or tossing it.
- Shovel snow onto your lawn rather than into public streets, to avoid having the snow end up back on the sidewalk once a snowplow clears the street.
- Take frequent breaks to rest and check for frostbite.
- If you are unable to remove a patch of ice, crack it with an ice chisel or heavy-duty scraping tool to expose the surface to the air and help accelerate the melting process. Birdseed can also be used as an environmentally friendly traction material.

Consider your neighbors and whether they are elderly or disabled and may need assistance.

VISTA MESA HOMEOWNERS ASSOCIATION

Balanced Bookkeeping &
Community Assoc. Management
P.O. Box 25353

Phone: 719-593-9811
Fax: 719-265-6481
Email: Balbookacc@aol.com

Safety: School breaks
are coming. Slow down
and watch for our kids.
Also roads will be icy.

*We are on
the Web
at
Vistames
ahoa.org*

Political Signs

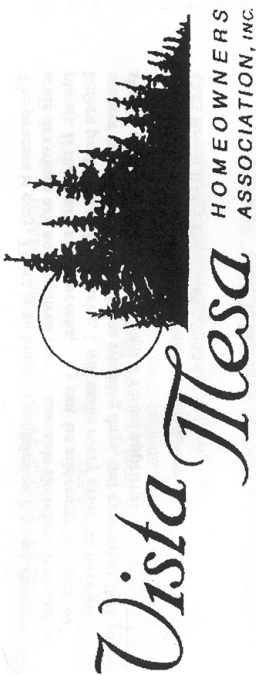
**Remember that all political signs
must be removed from your
property no later than 7 days af-
ter the election.**

Remember to vote!!!

IS YOUR CAR READY FOR WINTER?

Don't forget to prepare your vehicle for winter by checking the antifreeze, replacing worn windshield-wipers or tires, and swapping to winter-mix windshield-wiper fluid. In addition, pull together a winter survival kit for your vehicles. Include:

- Blankets and warm clothes (boots, socks, hats, and gloves)
- Windshield scraper, flashlight with extra batteries, and booster cables
- Bag of sand or cat litter (to pour on ice or snow for added traction), tow rope, tire chains, and collapsible shovel
- Mobile phone



HOA Officers

President: Steve Houston
528-6612 sjpshous@earthlink.com

Vice-President/ Sec Ed Furr
264-1477 furr6119@yahoo.com

Treasurer Judy Billingsley
268-0428 judy_billingsley@comcast.net

Director At Large Kurt Nelson
598-2885 kujonel@msn.com

Community Manager Kristie McKitterick
593-9811 Balbookacc@aol.com

Committee Chairs

Covenant Enforcement:
Amanda McKitterick 593-9811
Balbookacc@aol.com

Welcome Committee:
Jara Monroe 528-5825
Jaramonroe@hotmail.com

Newsletter:
Ed Furr 264-1477
Judy Billingsley 268-0428

ACC:
Kurt Nelson 598-2885
Or any Board Member

**Neighborhood Watch, Grounds,
Parks and Trails: All Positions
Currently Open**