

TMMC releases a Newsletter in 2007 blaming ACCU for Highline Meadows not having any Reserve Fund. ACCU fires a letter back to Highline Meadows demanding a retraction. TMMC Claims that they were not involved and did not manage till 2001. Proof of Lies by TMMC when they are discovered to not only be managing the complex in 1999 but using the 227K Reserve Fund! The BIG LIE!

ASSOCIATION BOARD MEETING

An open Board Meeting will be held February 23, 1995 beginning at 7:00 PM in the clubhouse. Association members are welcome to attend until 9:00 PM. Please contact the office with any concerns you would like to discuss with the Board of Directors. Each resident will have a time slot on the agenda between 7:00 PM & 9:00 PM. We hope to see you there.


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 **Highline Meadows**
P.O. Box 3347
Littleton, Colorado 80161-3347




DOUGLAS, CHARLES & MARY A. SMITH
201 RIDGEMAR SQUARE
CANON CITY, CO 81212

OPEN HOUSE FEBRUARY 23, 1995 - CLUB HOUSE 7:00 PM

ATTENTION HIGHLINE RESIDENTS

NEW ROOFS



Dave Brown, member at large, is seeking bids for our roof replacement. A new roofing material out on the market allows for a slope to be added to these flat roofs, essentially eliminating standing water and subsequent leaks and damages. All condo and townhome roofs will have to be evaluated and scheduled for repair according to priority. While still in the research process to solve these leak problems, action is being taken to find the most effective solutions to the current damages. Re-roofing will be done building by building in sequence of worst to least damaged. This project will be ongoing for several months once started.

Please report all roof and ceiling leaks immediately. Patching and cosmetic repairs will be made immediately to insure the least amount of damages and inconvenience to your property.

SUCCESS

The Board of Directors want to thank every resident that stopped by to visit with us and discuss any concerns they might have had. The open house was a success, and we hope to have another one soon. Thank you for your attendance.

Committee Volunteers

Residents please help us. Due to the numerous activities the board is overseeing we need your help with possible committees. If you are interested in chairing or participating in a particular committee, please contact the office at 798-4677.

Insurance

If for any reason you have an insurance issue or need some help regarding the Highline Meadow's liability insurance, please contact Dean Writer at 321-7700, ask for B.J.

OFFICE HOURS

Monday	8:00 AM to 12:00 PM
Tuesday	Closed
Wednesday	8:00 AM to 12:00 PM
Thursday	1:00 PM to 9:00 PM
Friday	8:00 AM to 12:00 PM
Saturday & Sunday	Closed

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ID Number: 19951031961
Name: TMMC, INC.

Registered Agent: MICHELLE PECK
Registered Agent Street Address: 401 S. Wilcox St., Suite 220, CASTLE ROCK, CO 80104,
United States
Registered Agent Mailing Address: PO BOX 1401, CASTLE ROCK, CO 80104, United States

Principal Street Address: 401 S. Wilcox Street, Suite 220, CASTLE ROCK, CO 80104,
United States
Principal Mailing Address: PO Box 1401, Castle Rock, CO 80104, United States

Status: Good Standing
Form: Corporation
Jurisdiction: Colorado
Formation Date: 03/10/1995
Term of Duration: Perpetual
Annual Report Month: March

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HIGHLINE MEADOWS ("HMCA") TIMES

DECEMBER 2007

HOW DID WE GET HERE? Now what . . . and then what?

This is the first in a series of articles related to the overall question of how we got into the current financial situation and the steps being taken to remedy it.

Some History

Originally, your Highline Meadows Condominium Association (**HMCA**) was self-managed. Unfortunately, while the will and desire were there, it is apparent that the experience and skills were not. As a result, our property was neither properly nor consistently maintained. Sufficient money was never set aside in a Reserve account (as required by law) to provide for normal wear-and-tear or emergency maintenance and replacements. After a number of years, these shortcomings were finally recognized and a professional management company was contracted to provide guidance and services. By 2000, there was a great deal of dissatisfaction with the work being done by the then-contracted management company, ACCU, Inc., and with the 1999 Special Assessment which they had advocated and were then managing. Among other things, according to one source, the Assessment was originally an attempt "... to fix everything at once, had no financing in place and would have done more to harm our property than help it." During the late Spring and early summer of 2001 --- nearly one year after what some **HMCA** homeowners have called a "grass-roots revolution" which resulted in the wholesale replacement of the **HMCA** Board of Directors* --- three or four management companies were interviewed and TMMC was selected to be our management company in July 2001. One of the first things that TMMC did was renegotiate the loan for the 1999 Special Assessment to a lower interest rate --- which resulted in reducing your home owners' monthly

payments and paid off the loan earlier than scheduled. Unfortunately, most of the projects funded by the Assessment had already been completed or had been contracted for and there was virtually nothing which could be done to reevaluate or restructure the projects.

*This was one of the few times a quorum was reached at an Annual Meeting. See also **New Declarations** in this issue.

The Special Assessment of 1999

Except for the current Emergency Special Assessment, the only Special Assessment levied by the **HMCA** in the last 10 years was in 1999 for a total of \$525,726. The original purpose for this assessment was to provide funds to paint the buildings, repair garage roofs and doors, rebuild the main roadway with a central drain, replace the Lift Station (sewage control unit), and replace two boilers and some smaller associated items. **NOTE: Replacement of the garages was not planned, implied or intended.** Simple arithmetic: the conservative 1999 estimate of the cost for garage replacements was just under \$1 million. The total assessment value --- for all projects --- was only \$525,726. 'Nuff said?

The final expenditures related to the 1999 Special Assessment were:

Painting - Condos & Townhomes	\$ 82,100
Repair Garage Roofs & Doors	\$ 31,000
Rebuild Main Road w/ drainage	\$404,000
Replace Lift Station	\$ 78,155
Replace Boilers	\$ 7,519
Slip Line (Root blockage preventive)	
Sewer Pipes	\$ 74,652
Emergency Sewer Line Repairs	\$ 71,349
Total	\$748,775
Assessment Value	\$525,726
Difference	\$223,049

Where did this "Difference \$223,049" get paid from? That pre-2000-election **HMCA** Board --- with the concurrence of and advice from the management company, ACCU, Inc. --- paid the excess bills from the Operating Budget funds of your Association. This was done instead of cutting back on some of the underestimated projects and properly placing money in the Reserve Fund, as required by law and as dictated by

prudent fiscal management interesting to note that this action alone would, in great measure, have likely spared us from a great deal of the current dilemma).

The Resulting Fallout

This action --- not funding the Reserve Account --- coupled with inattention to the normal wear-and-tear repair and replacement needs of the entire Highline Meadows complex, left your new 2000 **HMCA** Board of Directors and your then-newly-contracted management company, TMMC, with some real problems: cash flow, legal Reserve Account requirements, ongoing as well as previously ignored normal wear-and-tear repairs and emergency repair and replacement needs.

The members of your new **HMCA** Board took on these problems using a critical-eye-approach, evaluating every activity, request and proposal in terms of their relative costs and benefits --- and their moral, ethical and legal responsibilities to the **HMCA** community --- of which they were also members. Probably the most significant factors in all of these activities were the extremely high levels of skill, integrity and professionalism of the TMMC property management staff.

- This article is to be continued in the January edition of the Newsletter -

You can make special arrangements to pay the Emergency Special Assessment by calling TMMC at (303) 985-9623.

NEW DECLARATIONS ... What & Why?

Yul Brinner played the King in "Anna and the King of Siam," on stage and in the film version. Whenever he came across something new or alien to his experience, the King exclaimed, "Is a puzzlement!" Is the need for a wholesale revision of our **HMCA** Declarations a "puzzlement" to you?

The Colorado Legislature passed two bills (SB100 and its "clean-up," SB89) three years ago. These brought the condo association-related laws into the current day

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Highline Meadows Condo Association Special Assessment Payment Instructions

Dear Homeowner:

Beginning June 1, 1999 you will be required to begin making additional payments with your Homeowners' dues. The Highline Meadows Board of Directors, in conjunction with sixty-two homeowners present at our last meeting, agreed that it is in order to maintain the property at Highline Meadows it is absolutely necessary to repair the current operating systems and structures. The following items will be covered under the assessment:

1. Replace the existing sewer lift station either with a gravity system or a new lift station to be located on the Highline Meadows property. Our current lift station is outdated and very costly to maintain and operate.
2. Redirect ground water into the ponds. We will be doing this to help the street and parking areas maintain a longer life span and to relieve the volume of water in the sewer system.
3. Replace the asphalt in the driveways and parking areas. Install a sloped surface that will allow better drainage.
4. Paint all of the buildings and garages.
5. Replace gutters as needed.
6. Replace flip up garage doors with new doors on tracks.
7. Replace roofs and mansards as needed.
8. New sign at entrance

You may choose to pay the entire assessment amount up front or you may make monthly payments. You may also pay off the balance at any time after contacting our office for the balance due. Your monthly dues will be as follows:

If your dues are currently:	Beginning June 1 you will pay:	Total assessment amount due if paid up front	Total payments over 7 years
\$95.50	\$114.54	\$1202.50	\$1599.36
\$112.29	\$135.50	\$1454.50	\$1949.64
\$155.00	\$193.05	\$2402.50	\$3196.20
\$204.52	\$254.72	\$3170.00	\$4216.80

If you have any questions please call TMMC, Inc at 303-985-9623. Thank you for your cooperation and support.

Highline Meadows Board of Directors

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9-25-2008

SAVAL, ALAN M

209 E. HIGHLINE CIR. #303

CENTENNIAL, CO

LARSON, CARL BRADFORD

249 E. HIGHLINE CIR. #103

CENTENNIAL, CO 80122

STARR, DAVID A & DUVALL,

SALLY A JT TEN

369 E. HIGHLINE CIR.

CENTENNIAL, CO 80122-1017

MORGENTHALER, DANIEL R

471 E. HIGHLINE CIR.

CENTENNIAL, CO 80122-1019

STEINHAUSER, THOMAS J &

KAREN K

544 E. HIGHLINE CIR.

CENTENNIAL, CO 80122

Re. Highline Meadows

Highline Meadows Board of Directors,

I am in receipt of your Association Newsletter of December, 2007 in which you the Board of Directors have made severe false allegations against my firm ACCU, Inc..

This letter is being written to advise you that we are demanding a retraction of these false and misleading statements by 10-15-2007 in writing to all members of this association and any others who may have been given copies of this information unless you can provide evidence that any of these statements are true and can be collaborated. If this is not received I am notifying our counsel listed below to immediately file a claim against the Highline Meadows Board of Directors and their Directors and Officers Liability Insurance Policy.

I also have received documentation of your claim against Owens Corning and request for guaranty on a roof that only had a 10 year guaranty from the inception.

I do have information regarding other roofing that was done during our term at Highline Meadows and would be glad to share that with you once you have retracted these false accusations.

David W. Phifer

President

ACCU, Inc.

cc. Richard I. Brown Esq.

Rubin, Lottner, Fishman, Brown

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