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Winter 2005

Mountair Messenger

www.neighborhoodlink.com/jeffco/mountairvillage

Board of Directors

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Community Manager

Peggy Carpenter
Management Specialists, Inc.
390 Interlocken Crescent
Suite 500
Broomfield, CO 80021-8041
720-974-4142
303-420-6611 fax
pcarpenter@management-specialists.com

Committee Chairs

Design Review Committee

Diana Hornsby

Welcome Committee

BJ Runchel

2005 Planning Completed

Your Board of Directors completed 2005 budget planning and long-range planning in November. A major project planned for 2005 to greatly improve the appearance of Mountair will be asphalt crack sealing, asphalt repairs and a seal coat. The Board has revised the 20-year plan based on the most recent assessment of existing conditions from our contractors. Additionally, completing the roof replacements ahead of plan and under budget, created an opportunity to rearrange some priorities on the 20-year plan. Budget documents will be distributed at the Annual Meeting on February 16th.

Several special meetings were required to accomplish this budget planning effort. Board members Linda Horn and Diana Hornsby headed up this effort. Pam Robertson volunteered her skills as a Certified Public Accountant and also greatly assisted in this endeavor. All residents of Mountair Village appreciate their efforts, dedication, and personal time spent. Thanks!

Roofing Update

At press time, new roofs have been installed throughout the majority of Mountair Village.

During the course of this work Mark's Roofing & Gutter Services, Inc. discovered and corrected various other roofing, trim, flashing and some upper siding problems. In several locations after the old shingles were removed, the plywood roof deck was found to be "spongy". It appeared most of the decking problem areas dated back to the last roof replacement but were not addressed at that time. The Board is pleased that Mark is conscientiously addressing these many deferred maintenance issues while replacing the shingles. In addition to new shingles, new metal flashings, headwall metals, new plumbing jacks, heat chaps and collars, and new bath vent flashings have been, or will be installed or replaced.

This roofing replacement was necessitated by the June hailstorm and excepting the deferred maintenance items, will be paid for by funds

already received from Mountair Village's insurance company. The Board of Directors would like to thank the residents of Mountair for their cooperation and patience during the re-roofing experience!

Winter Safety

Chimney Cleaning – If your home has a fireplace, safe and efficient operation requires the chimney be cleaned periodically. Chimneys that serve fireplaces have the job of expelling the by-products of combustion - the substances given off when wood burns. As these substances exit the fireplace or wood stove, and flow up into the relatively cooler chimney, condensation occurs. The resulting residue that sticks to the inner walls of the chimney is called creosote. Creosote is black or brown in appearance and is highly combustible. If it builds up in sufficient quantities - and catches fire inside the chimney flue- the result will be a chimney fire. Cleaning removes the hazard of accumulated and highly combustible creosote produced by burning wood and wood products. Cleaning also eliminates bird and animal nests, leaves and other debris that may create a hazard by blocking the flow of emissions from a fireplace.

Disposal of Fireplace and/or Barbecue

Ashes – An extreme fire hazard exists with fireplace and/or barbecue ashes disposal. These ashes can unknowingly smolder for weeks. Mountair has experienced at least one dumpster fire that resulted from careless disposal of hot ashes. This could have been devastating if instead the ashes had been temporarily stored in a garage. Please use extreme caution.

Porch Lights – For the safety and security of all residents and visitors to Mountair, please keep the entry light at your home functional by replacing burnt out light bulbs. The entry light fixtures for most homes in Mountair Village are controlled by an electric eye located in the outside entry wall. If the light fixture doesn't work after bulb replacement, the electric eye may need to be replaced.

continued —

Improvements at Mountair

Recent work completed at Mountair since the Fall Newsletter includes:

- ◆ Sprinkler System Winterized
- ◆ Year End Lawn Raking/Cleanup
- ◆ New Glass in Middle & West Fixtures @ Sidewalk
- ◆ Numerous Light Bulbs Replaced & Fixtures Cleaned
- ◆ Wasp Nest Removed from Xcel Light Fixture
- ◆ Fallen Tree Removed from Driveway
- ◆ Upper Sewer Mains Cleaned
- ◆ Sand Barrel Repaired
- ◆ Abandoned Eye Sore Removed from Roof 14625
- ◆ Siding/Trim Replacement 14625
- ◆ Structural Repairs 14429
- ◆ 2 x 12 Rotted Garage Wood Replaced 14429
- ◆ Touch-up Paint Throughout the Property
- ◆ Misc. Wood Trim Repairs in Progress
- ◆ Garage Roof Leak Repaired 14479
- ◆ Gutter Repairs at Three Locations
- ◆ Gutters Cleaned
- ◆ Woodpecker Holes Repaired 14545
- ◆ 2005 Budget Work & 20 year plan updated
- ◆ Roof Replacements

Smoke Detectors – The Association's insurance company requires that three smoke detectors (one detector on each floor level) be installed and kept operational in each home at Mountair Village. It is each owner's responsibility to comply with this requirement.

Village Parade of Open Houses

On December 12th, residents of Mountair Village followed the sweet path marked by candy canes to the hugely successful Second Annual Village Parade of Open Houses. Mountair residents marveled at the remodeling projects and amazing decorating ideas showcased by the open house hosts. Guests were tempted by yummy hors d'oeuvres and masterfully prepared main dishes at each stop. Hydration was maintained via a traveling beverage cart supplemented by a potpourri of fine spirituous products available at each stop.

Special thanks and acknowledgement are due to the organizers and hosts of this fantastic annual event at Mountair Village: Pam Robertson, Diana Hornsby, Hazel & Jack Carr, Mel & Claire Music, Joyce DiPentino, and Joe Bauers. These individuals have contributed to the sense of community among all residents of Mountair Village. Nice job!

The votes have been tallied and the highly coveted "Best Of" awards in the following categories were won by:

Hazel & Jack Carr
Best Deck & Original Artwork

Mel & Claire Music
Best Chinese Laundry & Vineyard

Pam Robertson
Best Children/Pet Club House & Tile Counters

Joe Bauers
Best Tiled Patio & Game Room

Joyce DiPentino
Best Italian Cooking & Most Improved Patio area

If you missed this year, you'll get another chance in 2005 at the Third Annual Village Parade of Open Houses!

Other Items of Note

Bank Change – Please note that MSI has moved all Mountair Bank Accounts to US Bank. This change was performed to improve reporting abilities to MSI and the Mountair Treasurer. An added benefit will be the doubling of the interest rate Mountair currently receives on deposited funds. The payment coupons received in late December for 2005 have the new address. If you use auto-pay (ACH) from your checking account, no action is required. The modifications will occur automatically. If you are using Bill Pay, MS Money or another computerized payment service you will need to modify the payee details to: US Bank, ATTN: DN-HOA DIV, 3550 Rockmont Drive, Denver, CO 80202-1040.

Please be sure to include your payment coupon with your check. If you are in need of coupons, please contact Management Specialists, Inc. and speak to your Accounts Payable Technician, 303.420.4433. Thank you.

The Eagle has Landed – An eagle has taken up residence at Mountair. As many of the residents of Mountair Village have also found, this eagle found Mountair a good place to "just hang out". The eagle frequently can be observed on a perch in the tree north of the vicinity of the garage at 14569.

Directory Update – Thanks to all residents and owners that provided updated contact information for the Mountair Directory! The dedicated and unflagging Directory Editor, Linda Horn, has brought the directory up to date. It will be distributed at the Annual Meeting on February 16th.

Fences – Solid Rock has offered residents of Mountair a winter month's special on fence replacements. Please contact Gary Timberlake at 720-220-8994 for an estimate.



January 31, 2005

MOUNTAIR VILLAGE HOMEOWNERS ASSOCIATION, INC.

NOTICE ANNUAL MEETING

Wednesday, February 16, 2005

6:00 p.m.

**Arbor House at Maple Grove Park
14600 West 32nd Avenue**

Please plan on attending the 32nd Annual Meeting of the Association to be held at the time and place shown above. This meeting is held in accordance with the legal documents of the Association. The purpose of this meeting is to receive an annual report of the Association, and elect five Board members. A question and answer period will follow the meeting.

If you are unable to attend the Annual Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for you to be represented. The proxy must be signed and dated. Only those homeowners who are current in their assessments will be allowed to vote.

THE ANNUAL MEETING CAN ONLY TAKE PLACE IF A QUORUM IS OBTAINED, SO PLEASE ATTEND OR GIVE YOUR PROXY TO SOMEONE WHO WILL ATTEND.

PROXY

KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned owner of (unit # or street address) _____,
Mountair Village Inc., County of Jefferson, State of Colorado, do hereby appoint _____
the bearer of this proxy, to be my true and lawful attorney-in-fact and agent to vote as proxy at the Annual
Meeting of homeowners of Mountair Village Homeowners Association, Inc. to be held on:

16th day, February 2005 at 6:00 PM, MST

or any adjournment of such meeting, and to act as fully as I could do if personally present at such meeting. By
this proxy I do hereby revoke any proxy previously given.

Given under my hand this _____ day of _____ 20____

Signature of owner