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Spring 2005

Mountair Messenger

www.neighborhoodlink.com/jeffco/mountairvillage

Board of Directors

President
Jason Milke

Vice President
Judith Maushart

Secretary
Diana Hornsby

Treasurer
Pam Robertson

Member
Linda Horn

Community Manager
Peggy Carpenter
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Committee Chairs

Design Review Committee
Diana Hornsby

Special Projects Committee
Jim Daley

Publications Committee
Linda Horn

Welcome Committee

Design Review Reminder

It is important that all homeowners submit any planned exterior improvements to the Design Review Committee for approval. The intent of this requirement is not to hinder people from freedom of choice but to ensure their choices are in harmony with the overall appearance of the community. An attractive, harmonious community will be a desirable place in which to live, and will also prove to be a better investment over time than one in which architectural control is not enforced.

Spring Cleaning

To assist you, the residents of Mountair Village, with your spring cleaning chores, there will be a large roll-off dumpster available May 20th through May 31st. This will be your chance to clean out your garage, basement or storage area and get rid of old stuff. The dumpster will be located at the northeast corner of the property.

Improvements to Mountair

- ◆ Main Sewer Line Jetted
- ◆ Spring Tree Trimming
- ◆ Spring Tree Spraying
- ◆ Replaced Vandalized Light Fixtures at Entrance
- ◆ Replaced Damaged Reflector at Entrance
- ◆ Cleaned Dumpster Area, Adjacent Drive and Grass area
- ◆ Cleaned and Relocated Discharge Pipe from Coors Ditch
- ◆ Replaced Damaged Downspouts
- ◆ Gutter Repair

Tree Maintenance

The Association has contracted with Ross Tree Service again this year to spray and fertilize the many trees throughout the community. Please check the bulletin board for notice of the date and treatment being applied.

Committee

Accomplishments

The Board would like to thank the homeowners who have dedicated their time to help with needed maintenance and repairs to the common areas throughout Mountair Village. You may be unaware of the significant cost savings to you, which helps to keep your dues from increasing. Please give a round of applause to Jim Daley, Robb Daley and B J Runchel for the following volunteer efforts:

- ◆ Installation of two new light fixtures at the entrance
- ◆ Replaced damaged reflector
- ◆ Maintained the cleanliness of the dumpster area, adjacent drive and grass area
- ◆ Trash pick up throughout community
- ◆ Rearrange dumpsters after each trash pick up to prevent overfilling
- ◆ Relocated and cleared discharge pipe from the Coors ditch to the Applewood Golf Course

Committee Members Needed

The Board of Directors needs your help. The Welcome Committee and the Design Review Committee need volunteers. This is an excellent opportunity to get involved by welcoming newcomers or helping in the decision-making process of your community. If you would like to volunteer, please contact your Community Manager, Peggy Carpenter.

Looking for Leaks

The Board of Directors has had the garage roofs inspected by Mark of Mark's Roofing and are presently researching having the roofs replaced. If you have a leak in your garage roof, please call Peggy Carpenter in order that an inspection of the roof can be scheduled.





Annual Meeting Report

The Annual Meeting of Mountain Village, Inc. was held on February 16, 2005. Twenty-five homeowners were present or represented by proxy at the meeting. If you were one of the twenty-three homeowners who did not attend be sure to check the Mountain Village Website to find a draft of the Annual Meeting Minutes, subject to membership approval at the 2006 annual meeting. The guideline for the first annual Good Neighbor Award, which is given to encourage and recognize volunteers, was announced. The award is for the person or persons, excluding Board Members that have made significant accomplishments,

either of a physical nature or of a sense of community. The award was given to Mel and Clair Music who have spent many hours helping neighbors affected by flood, replacing and repairing fences, and designing plus installing two repairs to revert water accumulation, preventing damage to community property. A round of applause was given to Mel and Claire. Five homeowners were elected to serve on the board: Jason Milke, Judith Maushart, Diana Hornsby, Pam Robertson and Linda Horn. The Board of Directors would like to request that you direct all communication, regarding Association business, to Peggy Carpenter, CMCA, Community Manager.

Cost Savings

Do you wonder if your money is being spent wisely? The following shows many of the significant cost saving initiatives that occurred in 2004:

Significant Cost Saving Initiatives in 2004

	State Farm 2003-2004 Policy	State Farm '04- '05 w/ \$1,000 Deductible	State Farm'04- '05 w/ \$5,000 Deductible
1) Insurance:			
Deductible	\$1,000	\$1,000	\$5,000
Premium	\$17,750	\$20,834	\$16,625
Increase over '03-'04 year		\$3,084	-\$1,125
% increase over '03-'04 year		17%	-6%
Total Annual Savings by Change to \$5,000 Deductible -			\$4,209

	Previous Summer Bid	Off-Season Bid	Savings
2) Timing- Off-Season Repairs			
Siding Replacement 14625	\$2,525	\$1,525	\$1,000

	2003	2004	Savings
3) Bird/Animal Damage	\$4,000	\$150	\$3,850
4) Sprinkler Repairs	\$1,200	\$600	\$600

Total Savings

\$9,659