



MEADOW HILLS V NEWSLETTER

SEPTEMBER 2011

COMMUNITY BLOCK PARTY CANCELLATION

Due to lack of participation, interest and funding, the Block Party scheduled for September 10th has been cancelled. We would like to extend a huge *Thank You!* to Jacqueline Cahill for her extensive efforts soliciting area businesses for support, even though they were ultimately not productive in collecting funds. We learned a lot about the nature of HOA non-profit organizations and their unique regulations regarding donations and found out the hard way that it's not as easy as one might think.

We are hopeful we can use the knowledge gained this year to try for a party next year. No date has been set just yet, but we are going to keep the momentum moving forward and build upon the processes in place.

BUDGET COMMITTEE MEETING DATE IS SET

The Budget Committee will begin meeting the third Tuesday of each month at the Smoky Hill Library from 6:30-8:30pm. Anyone interested in participating on the Budget Committee may send an email to mhvcarecommentbox@gmail.com to be added to the list. A preliminary "rough" budget is being assembled by CPMG and current Secretary & Treasurer, Shannon Dillavou, will be meeting with Jim Williamson of CPMG prior to the Committee meeting to begin the process. Using this rough draft as a starting point, the Budget Committee will meet to fine tune and adjust the budget numbers as needed so that the final version presented at the Annual Meeting in December will represent a consolidated, coordinated effort.

The first meeting will be held on Tuesday, September 20th at the Smoky Hill Library at [5430 S. Biscay Circle, Centennial, CO 80015](#). We will meet in one of the study rooms upstairs. See you there!



NEWSLETTERS QUARTERLY, eNEWSLETTERS MONTHLY

In an effort to further reduce our costs, we have elected to reduce the "printed-and-mailed" newsletter distribution to once per quarter. Those whom have elected to receive the newsletter electronically will continue to receive copies on a monthly basis. Critical information will always be included or repeated in the quarterly version however, useful tips and general articles may be exclusive to the electronic version. All newsletters, electronic or printed, will be posted to our website, www.neighborhoodlink.com/Meadow_Hills_V, and available to anyone at anytime.



If you would like to sign up for eNewsletters, please send an email to mhvcarecommentbox@gmail.com. Reminder-you can elect to receive the eNewsletter via multiple email addresses. If you would like each member of your household to receive their own copy, simply provide all addresses. There is no cost nor limitation for the electronic delivery. We had hoped the eNewsletter delivery option would offset the costs of the more frequent distribution but to date, only 12 people have chosen to participate. This number is much lower than anticipated. It is cost-prohibitive to continue monthly mailings as the postage and printing costs are significant. Yet we don't want to restrict the flow of information. Choosing eNewsletters over mailing allows the flexibility of frequent communications with the benefit of low (actually no) cost to the community!

COMMUNITY PLANNING MEETING-SEPTEMBER 25TH, 10:00AM

As you all know, we are starting the process of budget planning. But outside of that, we are also holding community planning sessions. These are informal get-togethers for all MHV residents. The purpose is to discuss ways to make the community better and have open discussions with the Board. We will be having our next one on Sunday, September 25th at 10AM at Meadow Hills Golf Course on the Patio of The Grill. Please come join us for brunch and beverages.

SO, WHERE DO WE STAND? A FINANCIAL Q&A

Q: *I've heard rumors that we're \$16,000 "in the hole"....is it true?*

A: Absolutely not! In fact, as of the June 30th financial statement, Meadow Hills V is over \$8,000 "in the black". Meaning we are in a positive cash flow on our Operations and not just by a little. The budget that was adopted at the annual meeting had us slated for a loss on the year but because of the initiatives enacted by last year's Board paired with the frugal and competitive decisions made this year, we have managed to rebalance our finances such that after only 6 months, we are on track for a great year financially!

Q: *How are we preparing for the future and making sure we avoid costly special assessments?*

A: We are building our reserves! While it is a slow and steady process, we have been able to transfer substantial funds to our reserve account all but one month this year. The one month we did not, we had a special transfer (account consolidation) that was twice the amount we normally would have deposited. Don't get me wrong—we're not where we want to be....yet. But we're making progress. The paint project in process is something that falls under what a reserve fund should and does cover so it makes the numbers on paper look a little strange. That, combined with the fact that your Board elected to invest our reserve funds into interest yielding CDs has made our financial statements read a little skewed but rest assured...our money is making money and it's growing faster than it ever has. Our goal is to maintain, if not increase this pace and we will get to where we should be very soon.

Compared to comparable communities in our area, we are actually significantly ahead of the pack. We expect perfection and that's good...but we need to realize we are better than most, especially in these hard times. The types of struggles Meadow Hills V has with regards to finance pale in comparison to the horror stories of our neighbors. We're doing far better than most!

Q: *Why did we waste so much money on landscape pruning if this is supposed to be a rebuilding year?*

A: This question has been posed many ways, many times. The simple answer is, we didn't. The pruning that was done was the standard pruning included in our landscape contract, with the exception of the items resulting from the landscape walk-through residents participated in. During the walk-through, "we," the Board, Fallon and the residents that participated, identified highly critical items amounting to a short list of specific items to address, such as removing a very dead bush or trimming a very low branch. A vast majority of what residents have seen in the community is the result of our landscaper looking out for our future by ensuring our vegetation grows appropriately for the setting in which it was planted. This is a very hot topic in the community and one that is difficult to explain in text but please understand the Board only approved what was absolutely necessary—the majority of the pruning completed fell under normal maintenance.

Q: *I don't know how to read the financial statements as posted on CPMG's website. How do I know our money is being handled properly?*

A: The accounting method employed by CPMG is an accepted practice and, with a little training, can be clarified fairly easily. Jim Williamson, our CPMG finance specialist, is very easy going and willing to help anyone read our statements. Shannon Dillavou, our Board Treasurer, is also willing and able to assist. Looking at any one month's statement may seem daunting but looking at the trends over time offers a lot of clarification. Transfers from Ops to Reserves, and vice versa, add to the confusion. However, our current treasurer analyzes every single line of every report and will not sign a check until she is sure she knows how the money is accounted for. A little trust is needed, and reservation for that trust is understood. But in the details lies the truth and all you need to do is ask.

Q: *How are we handling delinquent accounts? Why am I paying if my neighbor isn't?*

A: The Board is following CCIOA guidelines to the letter. All accounts are treated equally. If a resident does not pay their dues on time, they are subject to late fees and eventually collections proceedings. If a home is in foreclosure or is foreclosed upon, every amount legally owed is collected per Colorado law.

PLEASE SEE PAGE 3 FOR "FINANCIAL Q&A CONTINUED..."

A FINANCIAL Q&A CONTINUED...

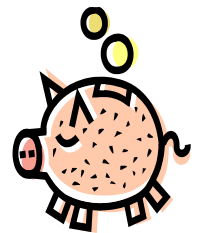
Q: *Why is money being spent for repairs if this is a rebuilding year?*

A: A rebuilding year does not mean money won't be spent. It does mean money for improvements is spent cautiously. Repairs, maintenance and residual expenses are to be expected. Things like trash collection, landscape upkeep, insurance and stair replacement are to be expected expenses. Planting new vegetation or repaving parking lots are what are considered as improvements. If there is a "problem" in the community, we can't ignore it. If there is something that poses a legal liability, it will be addressed. But if it is something that "we would like to have" but it can wait, that's what we wait on until finances exist that we can apply.

We have an operating budget and an operating account for a reason—issues don't wait until "it's convenient." A perfect example is the potholes on the north end of the property that cause residents concern each day they traverse over them. We know we'd like to redo the pavement but now is not the time. Therefore, we, the Board, have authorized repairs of the specific footage of cement that will remedy the potholes but buy us some time on an entire parking lot repaving project. The cost of fixing the immediate threat is weighed against the cost of the entire project when determining what to address now versus what can wait.

Q: *Are we OK?*

A: Yes. This year's Board, first and foremost, asks themselves this at every turn. We're not perfect. We wish we were better. But...given everything, economically, socially and individually, things could be much worse. The Board is doing every thing they can to make sure that legally, educationally and "common-senselly", Meadow Hills V is in the best standing it can be. The Board strives for transparency and honesty at every front. Financially, we are "OK"...we can...and will be...better...but it takes time to rebuild in a time of tough economics. We ask you, the residents of Meadow Hills V, to afford us the patience to get us all there.



TREE REMOVAL-EAST OF 4005 S. DILLON



Trees are a wonderful part of this community, providing beauty and shade to residents. Unfortunately, we occasionally have to remove a tree for one of several reasons such as poor health, instability and/or safety concerns. This is not a decision we take lightly as it is a very contentious issue within the community, as well as being expensive to do. This particular issue was brought to us by our insurance company as this tree was declared a liability. In the event something were to happen causing damage to the property, our coverage may not apply and that's not a risk we're willing to take financially.

With that being said, we have decided to remove the cottonwood on the east end of 4005 S Dillon Way. The reasoning behind this is two fold: safety and potential future financial issues. The safety and financial issues coincide with one another. The ongoing damage to the sidewalk, making it dangerous to walk on, and the close proximity to the 4005 building and to vehicles in the parking lot should the tree fall all add up to costs far exceeding the removal and replacement.

This particular type of cottonwood tree is not the first choice for a community. The root system does not root straight down, but rather runs along the surface which causes costly and dangerous damage to sidewalks, sewage systems and sprinkler systems. We have a number of hybrid cottonwoods on the property and we are treating each one on a case-by-case basis. We are only electing to remove the one that poses significant threat to property and substantial ongoing costs for repairs to its surrounding. The future for other trees on the premises will be addressed when needed.

Additionally, the Board is working in accordance with the City of Aurora guidelines and regulations for tree removal. We have consulted with HSI, CSU, the City of Aurora, and other appropriate organizations to ensure we are in compliance at every step. It is an on-going process and walkthroughs with the City, our Insurance company, an arborist and other pertinent parties are being scheduled. We will post information regarding this issue on our website (www.neighborhoodlink.com/Meadow_Hills_V) as it becomes available so that everyone has access to all of the facts. No action will be taken until we are certain all details have been accounted for.

As we have stated, we know this is an emotional issue so we invite anyone concerned to come to the Board meeting on the 21st.

Meet the CPMG Team

Assoc. Manager Fallon Redmond 303-671-6402 Ext. 20

Email: Fallon@withcpmg.com

Main Number : 303-671-6402

Finance: 303-671-6402 Ext. 22

FAX : 303-671-6430

CPMG President Lynda Reifman : 303-671-6402 Ext. 16

CPMG is located at:

2620 S. Parker Road, Suite 105

Aurora CO 80014

Office hours are 9:00a.m. to 6:00p.m. M-F

Closed from noon – 1:00p.m. for lunch

MEADOW HILLS V **CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS:

Lauren Hauert, President

Mike Kloverstrom, Vice President

Shannon Dillavou, Secretary/Treasurer

The Meadow Hills V Board of Directors meetings are on the 4th Wednesday of each month at 6:00pm in the CPMG 2nd floor conference room at 2620 S. Parker Rd., Aurora, CO 80014.

***THE NEXT MEETING WILL BE ON
SEPT. 28, 2011 @ 6:00PM.***

The agenda includes an opportunity for homeowner comment for the betterment of the Association. If you cannot attend a Board meeting and would like an item addressed by the Board, send your written comments to mhvcarescommentbox@gmail.com.

For After Hour Emergencies, call 303-671-6402 and follow the prompts.

**EMERGENCY: An emergency is defined as a situation endangering
the health, safety and welfare of persons or property.**

Meadow Hills V Condominium Association
c/o Colorado Property Management Group
2620 S. Parker Rd., Suite 105
Aurora, CO 80014