

the Powderhorn bulletin

February 2009

SPECIAL EDITION

President

Gary Gray 963-7388
jamesgarygray@charter.net

Vice President

Phil Harpootlian 967-3289
pharpootlian@charter.net

Secretary

Steve Brandon 963-2099
mooplace@charter.net

Treasurer

se Brandon 963-2099
rmbrandon@charter.net

Architecture & Grounds

Sandy Finlay 967-3165
soupywood@charter.net

COMMITTEE MEMBERS

Linc Milhoan 607-6050
Chuck Arnold 963-7811
Gerri Green 963-2605
Suzi Bailey 963-8870

Clubhouse

Gene Warner 270-2797
pianomanw@charter.net

Pool

Rob Abson 346-6353
308gtsi@charter.net

Tennis Courts

Dick Smith 963-8195
dsmith122048@aol.com

Special Events

Kim Spears 228-7131
kimscandles@charter.net

Message From the President

A copy of our proposed new covenants has been sent to each lot owner and/or resident in the subdivision. This will allow both owners and renters to see the proposed changes. An abbreviated listing of the modifications and our reasons for the changes are included with this bulletin.

Voting ballots will only be sent to lot owners. Owners are allowed one vote per lot.

There are several changes proposed. Yes are asking for an increase in your annual assessment. That was reviewed at the 2008 annual meeting and discussed several times over the past year in the newsletter.

We are asking to reset in the base dues rate to \$300. This will go into effect for 2009. This represents an extra \$6.62 a month / per lot.

We are asking for the right to sell portions of the common areas. We have one original lot and possibly a second empty lot we could sell. We also have a firm bid for a small section of the greenway. The adjacent homeowner needs to expand his house and requires the extra back yard space.

We are also asking for an increase in our debt limit (that was set in 1983) from \$3,000 to \$10,000. This is for emergency purposes only. We do not plan to borrow any funds to cover normal renovation work.

We are not planning for some elaborate neighborhood renewal. These funds will be used for regular maintenance items like repaving our 30 year old parking lot and changing out the air conditioning system in the clubhouse (when it finally gives out). And maybe some grass seed for the islands at the entrance. Please consider we went for 14 years without any dues increase. The neighborhood is aging and we simply want to keep up what we have.

You are very fortunate to have an association that is run by an all volunteer board. Many neighborhoods have turned over all of the administrative activities to a management company. We estimate your board saves about \$100 per residence / per year.

We need a 75% affirmative vote to pass this measure. We hope you will vote YES.

We want everyone to cast their vote. Please send in your vote by February 15.

– Gary Gray

Annual Homeowners Meeting is Sunday, March 1st at 3:00 pm