



# The Victoria Village HOA Newsletter

August 2008

**Greetings from the Victoria Village Board of Directors!  
Please take a few minutes to read updates  
about our community!**

## Z & R PROPERTY MANAGEMENT

As our property manager, Z & R implements all of the Board's decisions and handles architectural submissions. Homeowners should contact Z & R at (719) 594-0506 with any Association questions. If a homeowner has a problem, comment, or suggestion, this should be submitted to Z & R in writing for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473.

## FROM THE H.O.A. PRESIDENT

Summer is nearly over, and I am happy to report that it has been a pleasant one. Our annual yard sale went smoothly this year, and I hope it was a success for all. Also, improvements to the property have gone well, including the concrete work on the curbs. A new concrete slab is in place on the northwest corner of the property so the mailboxes can now be moved across the street. Ice has been a problem at the current mailbox location, so this mailbox move should make it easier for residents in this area to get their mail during the winter. Looking ahead, next year will mark the beginning of the new painting cycle on our buildings.

The annual homeowner association meeting will be held in November, and I hope each owner or resident will plan to attend. This would be a good time to start thinking about getting involved with the association and possibly running for the board at that time. Z&R will mail an official notice of the meeting, and we'll say more about it in the next newsletter (tentatively scheduled for around November 1).

Just after we sent out the May newsletter, a neighbor contacted me with the following offer:

*If you can't figure out how to take your original Victoria Village screens or windows out for cleaning or replacing, or if your windows are sticky or won't stay open or hard to move up and down, I will be glad to show you how. No charge, no obligation, just happy to help a neighbor. Only takes 10 minutes. Call Chris at (719) 313-9346.*

Thanks, Chris, for your friendly offer! This is a great example of creating community.

That's all for now.

John Jay Smith  
President, Victoria Village H.O.A

## MONEY MATTERS

The first half of 2008 was good financially for Victoria Village. In spite of dues collection challenges, we had net income of \$22,113. We need to continue to build our surplus to cover anticipated costs for winter snow removal. We have written off some bad accounts to keep our receivables realistic, and these accounts have been sent to a collection agency. We have also been making our budgeted monthly reserve contribution of \$6,250, bringing our reserve balance to \$244,544. Our reserves are in FDIC-insured accounts.

The second half of the year should be positive, depending on the snow amounts. We will continue to aggressively pursue delinquent accounts. Thank you for your efforts to contribute to a solid financial first half.

Frank M. LoBosco  
Treasurer, Victoria Village H.O.A.

## REMINDERS FROM THE H.O.A. BOARD

Living in a community like Victoria Village requires us to abide by certain rules and regulations so this can be a safe and pleasant place for all. The property manager and the Board continue to receive complaints about the following issues. What can *you* do to be sure you're being a courteous and responsible Victoria Village resident?

- **Pets:** Pets are not allowed to run loose around the grounds. If pets are tethered outside, the owner must be present and the length of the tether may not exceed 10 feet. Pet owners must immediately pick up after their pets (some new waste stations will soon be installed). All pets need to be registered with the property manager. *See Rules & Regulations section VIII.*
- **Noise:** Activities that create disturbance or annoyance to others, such as objectionable language or unreasonably loud sounds (music, discussions, motor vehicles, etc.) are not permitted. "Quiet hours" are from 10:00 p.m. to 7:00 a.m. *See Rules & Regulations section V.*
- **Storage of Trash Containers:** Trash containers must be stored out of sight until they are placed outside for the weekly trash collection. Please make certain your trash can(s) are not stored in front of your unit or in your back yard in such a way that they can be seen from another lot. Trash cans should be placed on the curb no earlier than the evening before trash day (Thursday) and should be taken home promptly after trash collection. *See Rules & Regulations section XII.*

If you witness a violation to the Association's covenants, rules, and regulations, please document in writing what you see, sign the letter, and send it to Z & R. You can send the written report by mail, email, or fax (see the first paragraph of this newsletter for their contact information). **Anonymous complaints cannot be acted upon, so please include your name and address in any complaints (your personal information will not be divulged).**

Thank you for taking time to read this newsletter and  
be informed about our community!