

Victoria Village Newsletter

February 2009

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



FROM THE PRESIDENT

The entire board and I are working to hopefully reduce the animal waste we find here in the common area of the village. I realize that many of us do not own a pet and many of those who do are not causing this problem. However, it just takes a few to ruin it for all, By ruin it, I'm referring to a decrease in property values, as well as being able to walk through the common area, which belongs to us all, without having to step in animal waste or to be confronted with this unsightly mess in our common area. In order not to increase our costs we ask for your help. If you know of anyone who is causing this, please let them know in a nice way that we have to put a stop to this practice. If we do have to hire someone to pick up the area it could result in eventually raising dues for all of us.

If you know of a repeat offender, please call our property manager, Kerry, at 594-0506 and if you do not notice an improvement, please feel free to call me at home 591-4677 or on my cell at 338-7637, and we'll do our best to get results. With proper proof, this could result in fines for the person found guilty. On behalf of the board, I'm asking for your help in this matter.

In our next newsletter I plan to keep you posted of results, and will attempt to get to bring you up to date on what we will be getting done around the village in 2009.

Respectfully yours,
John Jay Smith, President



TREASURER'S REPORT

The Victoria Village Homeowners' Association ended 2008 with \$69,918 in our operating accounts (for normal ongoing expenses) and \$252,140 in our reserve accounts (for capital improvements and replacements). We had \$57,263 in accounts receivable (primarily from unpaid monthly HOA dues).

In the next few months, the HOA Board will be evaluating and planning for maintenance and capital improvement projects. Please let Z&R Property Management know if you think there are items that need attention so that the Board can consider these in our planning.

Sydne Ebel, Treasurer



FROM YOUR NEW SECRETARY

At the annual meeting last November, there were three openings for the Board. Frank LoBosco chose not to run for the Board again. John Smith and Betty Johnson were re-elected for another 3-year term. I was elected to a 3-year term. The Board decided to keep John as president, Rick as Vice President, Sydne replaced Frank as treasurer, and I replaced Betty as Secretary. As a new member to the Board, I have already discovered that this voluntary position involves a lot of hours and responsibility. I look forward to working with everyone who is connected to Victoria Village.

One of the upcoming issues this year will involve a review of our governing documents to make sure we are in legal compliance with state law. Once the attorneys have completed this review, we may need to make changes to our Articles of Incorporation, Bylaws, or Declarations (also known as Covenants). In order for us to make these changes, we need 67% of the members to vote. If we don't have enough votes, the Association will have to incur the expense of hiring an attorney to take our proposed changes to court. This expense will eventually be passed on to the homeowner through increases in the monthly association fees. So, PLEASE VOTE! You may always mail in a proxy or give it to a board member or other homeowner.

Debbie Feagin, Secretary



FROM IWAN BIEREICHEL, DIRECTOR AT LARGE

Homeowners,

If you are considering any improvements to the exterior of your unit, prior to making any changes, please submit your plans to the Architect committee. This includes any changes to the exterior, such as doors, windows, etc. They will review your plans, pictures, etc. and you will receive an approval or disapproval of your plans within 72 hours. Thank you for your cooperation.

Sincerely,
Iwan Biereichel 243-2316
Rick Poole 217-8093
Ray Murray 573-7329



Z&R PROPERTY MANAGEMENT

Please 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.