

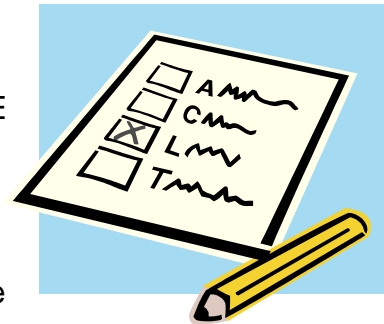
February 2010

# Victoria Village Newsletter

Greetings from the Board  
of Directors!

## FROM THE PRESIDENT:

The board has been working for over a year now on revamping the governing documents, and we have sent you via mail the finished products for your inspection and review. We also held a question and answer session on Jan. 7<sup>th</sup>, which some of you were able to attend and give us your input. THANKS!! As I have explained before, this was a project that was way overdue since Victoria Village came into being in the early 1980's AND THE SAME DOCUMENTS WERE STILL BEING USED, WHILE THERE HAVE BEEN MANY CHANGES IN COLORADO LAW SINCE THEN.



So, we have spent several thousand dollars of our money to get this done and now it's time for you to vote on these items. After all, it is your money and your association that we are attempting to update, so PLEASE GET INVOLVED AND VOTE. You will receive 2 ballot issues, and 1 consent form which is what will be needed. If you do not respond we will have achieved nothing, and all that time and money will have been wasted. So please take the few moments of your time to do this. A simple YES vote will take care of this matter, and then we will be in the 21st century as an association. PLEASE, PLEASE, PLEASE DO THIS.

After you receive your ballots and if you have any questions, please call me at home 591-4677 or call our property manager Kerry at 594-0506 and we will be glad to help you.

It is important to try to keep our outside lights on at night to help avoid being victims of vandalism and continue to help our village be a safe place. There has been an increase in crime in Colorado Springs as well as the rest of the country, so let's do our bit to combat this whenever we can.

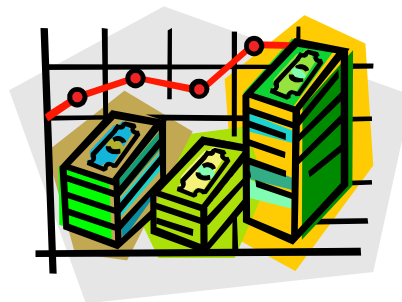
LOOK FOR YOUR BALLOTS IN THE MAIL.

Sincerely,  
John Jay Smith, President VVHOA

## FROM THE TREASURER:

As of 12/31/09, the Victoria Village HOA had

- TOTAL ASSETS = \$324,382
- TOTAL LIABILITIES = \$222,996
- TOTAL CAPITAL (working capital + retained earnings) = \$101,385



Our year-to-date operating income (through 12/31/09) was \$2,254.

On Accounts Receivable, as of 12/31/09, 58 accounts (22% of our total units) owed some amount that was past due. Twenty-one of these accounts are delinquent enough (in terms of dollars and time) to require legal action. These 21 accounts owe \$58,008 (89% of Accounts Receivable).

Let me know if you have questions.

Sydne Ebel, Treasurer

## FROM THE SECRETARY:

Thank you to everyone who attended or sent in a proxy for the Annual Meeting in November. We had two openings on the Board and three candidates. Gayle Pressler and Jaime Kerchner were elected to the Board. At the December meeting, officers were determined, as follows: John Smith, President; Rick Poole, Vice President; Sydne Ebel, Treasurer; Debbie Feagin, Secretary; and Betty Johnson, Gayle Pressler and Jaime Kerchner, Directors-At-Large. Congratulations to our new Board Members!

Debbie Feagin, Secretary

### **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](mailto:Kerry@zandrmgmt.com) and faxes can be sent to (719) 594-0473.