

Issue 2

July 2006



**The Board of Directors:** The Board consists of seven (7) homeowners who volunteer their time to serve the Community. They have the task of deciding the financial and contractual matters of the Association as well as reviewing homeowner letters, requests, correspondence and complaints.

For 2006, the Board meeting schedule will continue as follows: 3rd Tuesday of every month. Meetings will be held at the Knights of Columbus at 3613 Jeannine Drive at 7:00 PM. The first 15 minutes of each meeting are an open forum for Victoria Village Owners **ONLY**.

## President's Corner

Things around Victoria Village are starting to shape up. Our grass is back to looking green, our sprinkler which had extensive repairs over the past two months are working well. If any residents have any concerns regarding the sprinkler system please contact Z&R Property Management via e-mail at [devin@zandrmgmt.com](mailto:devin@zandrmgmt.com) or by phone at (719) 594-0506.

We have gone through some major changes in how things are done within the Village. Z&R Management is just that, our management company. They are your first point of contact regarding any concerns or problems that you may be dealing with. Our Manger is Devin Smith and will return any calls made to him to discuss your issues.

Call Z&R and ask for Devin, if he is not available leave a v-mail and it will be recorded and a return call will be made. This is the procedure that is set up for us to use.

In the past few years the first point of contact was a Board member. Our Board meetings are scheduled every 3rd Tuesday of each month at the Knight of Columbus across from Victoria Village. Each month we convene to discuss issues from parking problems, pet related problems as well as making investment decisions and paying Association bills. That is the scope of a Board member. We will be happy to discuss anything you would like to discuss, but the way we can get things done would be to write an e-mail or get that call into Z&R.

You may have noticed along the trail on our west side that 5 pet stations with trashcans were set up for the convenience of all Homeowners. And I would like to thank all that have used those stations. It has helped dramatically with our Common Areas. It's not 100% perfected but getting better by the day.

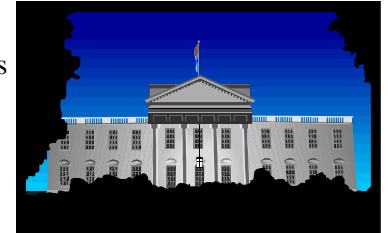
I would like to apologize to anyone about mechanical problems with the pool heater this past month. Rocky Mountain Pool and Spas made the repairs as fast as possible. With things mechanical as the case with the pool heater they have a life expectancy. I hope that this will be the last of problems at our pool this season.

One last thing, it's summer and doors and windows are open most evenings. Please respect the hours past quite time, 10:00 p.m.

Our new Board is settling in and getting used to the business at hand. As this year moves forward I have faith that things will get even better, Keep the faith!

Board President

Scott M.McNab



VICTORIA VILLAGE  
OFFICERS:  
BOARD OF DIRECTORS

# Victoria Village Newsletter

**VICTORIA VILLAGE  
OFFICERS:  
BOARD OF  
DIRECTORS**

**President:  
Scott McNab**

**Vice President:  
John Smith**

**Secretary:  
Betty Johnson**

**Treasurer:  
Frank LoBosco**

**Director @ Large:  
Iwan Biereichel**

**Director @ Large:  
Rick Poole**

**Director @ Large:  
Don Wagner**

**Automatic Dues**

**Withdrawal:** You may have your HOA Dues withdrawn electronically each month. It's FREE! If you are interested in signing up, please contact Linda at Z & R, 594-0506.

Some paperwork and a short-waiting period is required.

**Money Matters**

**April 2006**

As treasurer, there are two questions I constantly ask myself with regards to Victoria Village:

- 1) What can be done to most effectively manage and protect our funds in the present and into the future?
- 2) What can likely be collected from the prior alleged misappropriations of funds?

First, I would like to share some action we have taken to effectively manage our funds:

- We moved \$50,000 from our operating account to a CDARS account paying approximately ten times the interest. We have been able to keep it in the account for several months now without tapping into it, resulting in hundreds of dollars in additional interest. Our next step will be to do the same with our reserve money market fund.
- We have implemented a "Working Capital" collection policy allowed by our governing documents. Upon every sale, the buyer contributes 2x the monthly dues (\$252.00) set aside for improvements in our community. To date we have collected close to \$1,000.00.
- Expenses have decreased in targeted areas and we had a positive cash flow in May.

Our financial controls in combination with Z&R's internal controls is meeting our asset protection objective.

To summarize, our financial position is improving. We have instituted the working capital collection policy, maximized interest on our invested funds, and cut unnecessary expenses. We are accomplishing our number one objective above.

Secondly, as far as collecting prior losses, we are close to filing our insurance claim with all supporting documentation for a \$107,000 loss. The next hearing regarding this issue is July 25<sup>th</sup>. If all goes as expected we will be able to submit the necessary records for reimbursement. The board filed a "Victim Impact Statement" to the court outlining our losses. This is obviously a substantial amount and its recovery will allow us to accomplish some of the projects that have been on the back burner.

We are making progress in the financial area. We are effectively managing and protecting our funds and we are close to collecting substantial prior losses. Though sometimes slower than we would want, we are on the right path and it is leading to financial stability and health at Victoria Village.

Board Treasurer

Frank LoBosco

**Secretary Report:**

Thank you to all of you owners that have attended our Board meetings. We appreciate you taking the time to tell us your concerns and suggestions. Some of you have just come to observe. We appreciate you taking the time to do that as well. If you are unable to attend, just send a letter to Z&R and it will be discussed at the following meeting. Please note that it's an Owners forum at the beginning of each board meeting, and while tenants are welcome to observe, the time to speak out, is reserved for Owners only. The primary focus for the past board meetings, has been on financial issues (recovering as much of the money as we can, that was missing from past years), the dog problems (waste and wandering) parking issues (fire lanes, where to park non passenger and large vehicles like trailers and RV's) and grounds issues such as decks, watering (parents please explain to your children that the sprinkler heads are not toys, as they are expensive to replace and in the meantime a section of the grass goes unwatered), and general maintenance. Hope to see all of you at least one meeting per year besides the annual Meeting

Betty Johnson Board Sec.

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**Z & R**

**Property Management:**

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z & R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R 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 **devin@zandrmgmt.com**

**Fax: (719) 884-4496**

The emergency v-mail line is also 594-0506.



# Community Yard Sale

**Where:** Victoria Village HOA

**When:** Saturday, July 15th - 7:00 a.m. to 3:00 p.m. & Sunday, July 16th - 7:00 a.m. to 3:00 p.m.



**Guidelines:** People can bring their items out that morning and put them away after the yard sale is over. They must set-up on their property only and not on someone else's yard or in the parking lot. Signs will be posted at both entrances along Van Teylingen Drive. A yard sale ad will be placed in the Gazette. Children may set up drink and/or snack stands to sell items during that time.

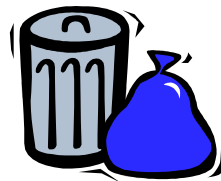
Please note that a 30 yard dumpster will be placed in the parking spaces next to the pool. Any left over yard sale items that were not purchased can be placed in the dumpster for disposal. No appliances, hot water heaters or hazardous materials are allowed. Thank you in advanced for your cooperation.

**Village Website** [www.victoriavillageca.com](http://www.victoriavillageca.com)

Our website is up and running and full of information for Owners, Residents and anyone interested in the Community! The website provides information regarding the Association, the Covenants (CC & R's), Rules and Regulations, financials, SB-100 compliance, Board meeting minutes, newsletters, contact information, meeting times and MORE. Check it out!!!!

**Swimming Pool:** The swimming pool will close on September 4 (weather permitting). Entrance to the pool area is through the gates. Please review the Pool Rules and follow all of the posted Rules in the pool area. Pool hours are 8:00 AM – 10:00 PM.

**Trash:** Trash removal is provided by U.S. Waste #591-5000. Pickup is scheduled for Thursday morning. Ensure all trash (2 cans and/or 2 bag limit) is placed outside at the curb by 7:00 AM the day of pickup. Please make sure that you seal your trashcans with firm lids and have trash in sealed plastic bags. **If there are items that require a special pickup, notify**



**Z & R** and they will schedule the pickup and arrange payment by the owner for the item. On weeks where a holiday falls during the week, your pickup will be delayed one day. If your home is missed for pick-up, please call US Waste at 591-5000.

**Lawn Care:** The contractor for the Association is All American Ground Maintenance. AA is owned and operated by Scot Smelker, 637-0313. AA will handle the grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, sprinkler repairs and snow removal. If you see broken sprinkler heads, lines, or any landscape **emergencies** during non-business hours, please call 442-8523 and Z & R at 594-0506 for proper follow-up on repairs.



# Rules & Regulations Page

Now that Summer is in full effect, please take a moment to review some of the more common violations or Rules that owners & residents may not be familiar with.

**Rules & Regulations Violations:** The following policy applies for identification and enforcement of the governing documents. Upon notification of a violation, the owner/resident is issued a letter stating the offense and he or she is asked to correct the violation. If a second letter is issued, the problem is again identified with an offering for a hearing and warning of possible assessment fines for future violations. On the third offense, a fine is posted per occurrence to the owner's account, (amount to be determined by the Board). Standard fine amounts begin at \$50.00 per violation. If you witness any violations, please e-mail to devin@zandrimgmt.com or write them down and mail them to Z & R. Your letters will be kept in strict confidence until such a point where identification is required by law or at an Association hearing.

**Pets:** The Association has encountered considerable difficulties with pets, including damage to the Common Elements, defecation, barking and noise, running loose on the Common Elements.



No pet shall be permitted to run loose anywhere in the community ( this includes cats). No pet shall be permitted to defecate on the walks, driveways, landscape areas, or elsewhere about the buildings and grounds without it being cleaned up immediately. No pet shall be allowed to damage the grass, trees, shrubs, or any other portion of the Common Elements. No pet shall be permitted to bark, howl, whine, or otherwise create any obnoxious sound, odor, or disturbance.

As a reminder, Please be courteous of your neighbors and the community; keep dogs & cats leashed or under voice command at all times when outside your home, please carry a doggie bag to clean up after them immediately. The Board is still very concerned with the amount of feces throughout the Association. The Board has approved for five Pet Pick-up Stations with trashcans to be placed within the Community, hopefully this continues to cut down the amount of feces in the Common Area. If you witness a pet violation, please write down the date, time and address with a description of the pet and e-mail or mail it to Z & R Property Management.

**Good Neighbors – Good Friends:** Please keep in mind that other residents around your home have the same right to privacy and a quiet environment that you enjoy. Loud vehicles, speeding down the street, loud music, domestic issues ~ all of these can easily be reduced if everyone in the community makes an effort to show common courtesy toward your neighbors. Also, it is advisable to know your neighbors in the event an emergency should occur or there are unfamiliar individuals in the area.

## **Architectural Control Committee / Review:**

If you plan on making any exterior change to your home, your plans must first be submitted to Z & R for review. This includes changing any original or other structural item (patio decks, stoops, landscaping, central air conditioning, screen or security doors, replacement windows, doors, etc.).

**Other items that require approval are satellite dishes, internet broadband, MDS, etc. type dishes.**

**Their mounting location is very important and must be reviewed.**



NOTE: Any exterior change requires an ACC Request. If an item is installed without approval, the owner may be subject to removal of the item and fines - pending an after the fact submittal and review process. If you are unsure about an item, please ask first.

**BACK PATIOS / DECKS:** Residents are responsible for keeping the patio/deck clean and neat at all times. All trash on the patio/deck must be in a covered trash can. Patios may not be used as storage or in any way that may distract from the appearance of the building. No rubbish or debris shall be placed or permitted to accumulate upon any patio/deck including, but not limited to, the following: Tires, appliances, furniture, other than patio furniture, auto parts, lawn mowers, ladders, cabinets, storage containers, etc. No awning or other projections shall be attached to the outside walls of the building, and no outside blinds, shades or screens shall be attached to, hung or used in conjunction with any patio, window or door of the unit without the prior written consent of the Homeowners Association.