

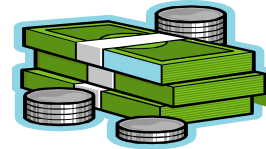


# The Victoria Village HOA Newsletter

November 2007

**Greetings from the Victoria Village Board of Directors!  
Please take a few minutes to read the latest updates  
about your Community!**

**Z & R Property Management:** As your property managers, Z & R implements all of the Board's decisions and handles architectural submissions. Any Association questions can be forwarded to Z & R at (719) 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 Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473.



## Money Matters **Disease Hits Victoria Village**

This column is normally devoted to reporting the recent financial results of Victoria Village. This one will focus, however, on another aspect of the financial health of Victoria Village; good leadership.

You can probably guess what disease has gripped Victoria Village. Here are some clues:

- It has attacked approximately 98% of the homes in V. V.
- Many of those infected are unaware of it
- It is silent, but paralyzing
- It can destroy a homeowners association

Do you have it . . . it is called apathy.

Victoria Village went through a very dark period several years ago. In summary, professional management was terminated, a homeowner was hired to run Victoria Village, over \$100,000 was stolen from Victoria Village, regular audits were terminated, the governing documents were not being followed, and the list goes on.

After an education campaign and changes in the leadership, the board has since hired professional management, re-instated the audits, recovered most of the stolen funds from the insurance company, and has Victoria Village on a path of fiscal responsibility. Happy ending to a bad story . . . not really. The irony is that as the terms expire on the board members who instituted the changes, it is very possible that Victoria Village will return to the "dark period." Why? Apathy.

In Victoria Village we see a pattern of certain board members continuing term after term because new, gifted homeowners are not willing to step up and provide a fresh approach and new talents to the board. When the board members who brought about positive change begin to cycle off of the board after serving their terms, who will be there to take their place? Victoria Village is poised to once again head in a dark direction unless volunteers begin coming forward. Are you one of those potential board member volunteers?

Good board members care about the association, serve selflessly, represent the good of the association first rather than the desires of individuals, follow the association's controlling documents, treat homeowners fairly and equally, may have some training in their area of responsibility, seek counsel (professional management, auditors, attorneys), conduct themselves in a professional manner, treat others with decency and respect, and embrace the process of assimilating new board members.

Poor board members seek power and control, endorse board members who will follow their direction, desire recognition, have a personal agenda or "bone to pick," do "favors" for certain homeowners even if in violation of the association's ruling documents, ignore the association's governing documents, lead haphazardly, condemn and ridicule others, and attempt to build a lasting "good old boys" control grip on the association.

Can you be a good leader? It isn't difficult. Victoria Village needs your gifts and talents. We currently have an opening on the board and will have more as we approach the annual meeting. Contact me, another board member, or more preferably our management company (Z&R) to let us know you are willing to serve. Come to a board meeting. It is your turn to serve and keep Victoria Village on the right track. Otherwise . . . well, you can guess.

Frank M. LoBosco,  
Treasurer, Victoria Village

**A note from Director at Large, Iwan Biereichel:**

Attention to all the drivers in Victoria Village...

Kids continue to play in the streets, even though it is getting dark earlier. **Please** observe the posted Speed Limit of 10 mph AT ALL TIMES! Once you hit a child it is too late to be sorry. On a lighter note, we had a GREAT summer at the pool. I really want to thank all the children and young teens for observing all the rules, and I want to thank the parents for keeping the pool area clean throughout the summer. We'll see you at pool party 2008! - sincerely, Iwan Biereichel.

**A note from Betty Johnson, Secretary:**

Hello Everyone:

First of all the annual meeting is next month. If you are not positive that you will be there, just send in your proxy.

As the secretary, I will be happy to vote your proxy for you. You can either have me decide your vote or you can write on the proxy how you want me to cast your vote. A proxy will be included in this newsletter.

So far, we have 3 seats open. We need more people who are willing to run for the Board of Directors. We have enough past and experienced members on the board so that you need not hold back from running because you don't know what to do.

It is very important that we have a few new people with new ideas and a fresh way at looking at things. Otherwise, there is a bigger chance to overlook things and also to not see potential problems. A good example of that are the financial problems of a couple years back that we are still recovering from, and the existing problem with the decks.

As far as the ground level decks are concerned, here is the problem. Past Boards have granted permission to extend patios by placing a deck onto the common area. This was illegal for 2 reasons.

First,--- the Board of Directors discriminated against some owners, because they decided that the decks could only go over the rocked areas. In other words, the decision as to

whether you could or could not have a deck was based on how the landscaping was placed behind your townhome. In order to treat all owners fairly and the same, the landscaping should have not been a deciding factor, or it should have been changed.

Second--According to our attorneys, the Board did not have the authority to give permission for the decks in the first place. All of the property that is not a part of your townhome is called common area and belongs to each and every owner in Victoria Village. ( you own from the cement patio in back to the end of the steps in front). No one has the right to sell, rent, or give away common area. In order to do so, the owners of Victoria Village would have to vote to change the original platting of the Village and deed to every owner the exact same amount of land from the common area. This is all controlled by state and county laws, which means there is the potential for a lawsuit for allowing decks in the past, present and future.

As of right now, the Board is not allowing any more decks, until if and when this problem can be solved.

So, please come to the annual meeting and please run for the Board, even if you have no experience.

Betty Johnson, Secretary

### **A note from the Board President:**

This year the annual meeting will be held on Tuesday November 27th at 7:00 PM at the Knights of Columbus Hall as usual. In addition to the election of Board members which is as usual very important, there will be a vote for a proposed By-Laws change. This is something that will make it mandatory to be an owner/member to become elected to the Board of Directors, as well as being an owner/ member to nominate someone for that position. I believe that this is something that needs to be corrected and was stated by error to begin with. LETS CORRECT THIS ERROR NOW.

I am happy to report that all of our 2007 projects are finished and have been completed in a satisfactory manner. These include paving (seal coat), parking lot renumbering, fence repairs, additional lighting (as requested) tree trimming, as well as repairs to the South retaining wall.

In 2008 other items will be taken care of once the new board sets it's priorities and goals.

I hope to see you all on November 27th at 7:00 PM and that if you can't make it to this important meeting you will at least send in a Proxy vote so that you may be counted. If you wish, I will be happy to deliver your vote, call me at 591-4677 With best wishes for a Happy Thanksgiving,  
John Jay Smith, President

**Association Covenant Violations:** If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.**

**Storage of Trash Containers:** Please be aware that trash containers must be stored out of sight until they are placed outside for the purpose of trash collection. So please take the time to make certain that your trash cans 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, and placed on the curb no earlier than the evening before trash day (Thursday).

**Thank you for taking the time to read this newsletter and be informed about your Community!**

**The Victoria Village HOA Board of Directors and Management**

