



Fall Newsletter 2008 (October, November, December)

Board Meeting Schedule: The next meeting of the Board will be at 10:00 am on December 6, 2008, at the Jefferson Community Center, and the Board encourages all Homeowners to attend. Board Meetings are scheduled as follows: March 7, 2009 and June 13, 2009 is the MHOA General Annual Meeting and additional dates will be set at that time.

Your Board and ACC Members:

Board Members

- Dennis Sherman - President: den1950@aol.com, (719) 836-1700 or (303) 472-3774 (cell)
- Bob White - Vice President: bigbobw@live.com (720) 234-2482
- Loretta Hubert - Treasurer: hubertll@netzero.com, (303) 979-2073
- Steve Gregory - Secretary: steveg@augwest.com, (719) 836-4480
- Steve Johnson - At Large - Roads, Pond, and Burn Pit: craftercrittersinc@hotmail.com, (719) 836-6192

Architectural Control Committee (ACC)

- MHOA-ACC
ATTN: Bob White
PO Box 123, Jefferson, CO 80456
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- Bob White - Managing Board Member: bigbobw@live.com (720) 234-2482
- Traci Bailey: scatpuder@aol.com, (720) 935-6338 (cell) or (303) 688-3053
- Lorie Chambers: loriechambers@aol.com, (303) 973-5729
- Sue Ebner: mhskebner@msn.com, (303) 979-8712
- Diana Johnson: craftercrittersinc@hotmail.com, (719) 836-6192

Michigan Hill Owners Association, PO Box 123, Jefferson, CO 80456-0101

Meeting Minutes:

All meeting minutes may be found on the MHOA website at www.MHHOA.com.

Enclosed are: Meeting Minutes of your Board for September 13, 2008

A letter from your President:

The summer was an enjoyable one on the hill and we followed it with a beautiful fall. Winter is closing in on us rapidly. Because of the unpredictable winter weather, we want to remind everyone to keep necessary items in their vehicles, as well as keeping your homes stocked with essentials in case you get snowed in. We wish you all a pleasant and safe holiday season.

Dennis Sherman, President

Roads:

A note from Steve Johnson, At Large, Roads, Pond, Burn Pit:

The Michigan Hill North entrance will remain open for as long as Mother Nature will let us use it. If the entrance is closed we will utilize the signs put up last year. Sheldon will plow as needed. Be safe and have a wonderful holiday and a warm winter.

Here Comes the Snow!! LET'S GET PREPARED! All of us on Michigan Hill know the winter of 2007-2008 was tasking for many of us on the hill..

At the MHOA Annual meeting held on June 7, 2008 we welcomed a Guest Speaker, Lori Hodges from Park County Office of Emergency Preparedness (PCOOEP) to speak about what homeowners should do to BE PREPARED for this winter. The Board has enclosed some information material in this newsletter courtesy of the Office of Lori Hodges and PCOOEP guidelines to assist you in becoming prepared. You may also visit their website at www.parkco.us/oem for further information.

LETS' BE SAFE THIS WINTER!

Important Numbers: Please take note and post in a convenient place. Important numbers to assist Homeowners in the event of emergency or for general questions:

FIRE/ MEDICAL EMERGENCY:	911
Park County Sheriff: Non Emergency	719.836.4122
Park County Animal Control:	719.836.4331
Colorado Road Conditions:	877.315.7623
Non Emergency Fire:	719.836.2605
Fire Station # 5:	719.836.3244

Please remember, your Board of Directors, voted in by you, the homeowner, to uphold the Convenience and By-laws of the Homeowners Association and are in no way able to **lawfully enforce** inappropriate or **unlawful** behavior other than by Civilian means. It is the right and duty of **every homeowner** to report unlawful improprieties to our local law enforcement authorities. Please refer to the important numbers when needed. If you have any questions or concerns always feel free to contact any one of your Board members via email or by telephone.

Architectural Control Committee (ACC):

A Note from Bob White, Vice President/Managing Board Member:

The ACC has had several applications for new construction, additions and miscellaneous improvements this summer. All have been in order and approved. If anyone is anticipating any new construction for next year now is the time to submit your application. Get it approved now and you won't incur any delays to your schedule should there be any problem with your plans.

Thanks, Bob

A reminder to homeowners who are submitting please be mindful that by existing bylaws it is required to submit for ACC approval an "Architectural Submittal Form" which can be found and printed off the MHOA website at www.MHHOA.com or you may get a form by contacting any one of your ACC or Board members. **Prior to any construction or painting changes**, this form, along with a drawing of the proposed structure location with respect to property lines should be submitted to an ACC member for ACC review and approval. The purpose of the ACC is to enforce the Covenants and Bi-laws of Michigan Hill for all to enjoy.

Fines and specific violation costs were the topic of the Board of Directors at the December 1, 2007 meeting, and became effective January 1, 2008. Failure to submit and ACC request form to the ACC and receive approval for any construction on Michigan Hill will result in penalty to the property owner, per occurrence, in the amount of five thousand dollars (\$5,000.00). Make sure you get ACC approval and of course you're County building permit!

Michigan Hill Newsletter:

In an effort to keep all MHOA homeowners in touch with the happenings of our Hill we have started a quarterly newsletter. This is an effective communication tool, yet a large expense to our Association and it is felt that these Dollars could be wisely used in other areas. If you would like to receive the MHOA Newsletter via email please send a request to the MHOA website at www.MHHOA.com or you may email me directly at scatpuder@aol.com to be put on the MHOA distribution list. For those of you that have requested receiving via email, thank you.

As always any mailing address, telephone or email changes should be addressed to the MHOA website. Thanks!

A note from Loretta Hubert, MHOA Secretary

Annual Dues: If you have not paid your 2008 dues, please contact Loretta Hubert at (303) 979-2073 to discuss options and assist you in getting current. Loretta has noted in the newsletter that she has had to file six (6) liens for past due Homeowners. She urges you to contact her as late fees add up fast!

LOT COMPLIANCE: The By-laws and Covenants of Michigan Hill and can be found on the MHOA website at www.MHHOA.com) All Homeowners are encouraged to read, understand, abide and be aware of the covenants and their rights as a homeowner with respect to Michigan Hill covenants and by-laws.

Out Lots: The location of these out lots can be viewed on the MHOA website and located in the “local Info” section. They are designated in GRAY. They are designed for the use of Michigan Hill wildlife to migrate as well as the natural pleasure of all homeowners. The out lots cannot be used by motorized vehicles under any circumstances as stated in the by-laws and covenants. The Board does everything possible to uphold and maintain these out lots and as Homeowners it is the responsibility of each of us to report unlawful activity to the local law enforcement authorities.

Campers/Trailers: In compliance with the by-laws and Covenants on Michigan hill. (These can be found on our website at www.MHHOA.com), campers and trailers may be brought to enjoy on “raw” land on a by use basis (bring it up for use, take it with you when you depart). IF you have an active building permit from the county, campers/trailers are permitted throughout your construction period. Owners must supply the ACC or a Board Member with a copy of your current building permit each year for your file. Campers/trailers cannot be left unoccupied/stored for an indeterminable amount of time unless you have an existing building permit or home on your property, you are then allowed to park and/or store a currently tagged camper/trailer on your property.

Pets: Park County has a leash Law that Pets (i.e.: Dogs) must be kept under the control of their owners at all times. Park County leash law is for everyone, even Michigan Hill homeowners.

There have been events in which pet owners have let their pets out in the morning to “do their thing” they have “done their thing” on other peoples property... this is NOT in compliance with Park County leash laws or Michigan Hill bi-laws and covenants. Please do not impede on your neighbors who are left with the task of picking up after “your” pet! Please be responsible for “your” pets and remember, no pet, should be a threat to wildlife, neighbors or neighbors pet(s) and your dog may not roam freely, with or without owner supervision. Michigan Hill bi-laws and Covenants do not apply to not only owners and guests but contractors and persons doing business on your property. If you have concerns contact your Board members, Park County Sheriff department OR Park county Animal control 719.836.4331 or assistance.

Open Forum: Have a question, Michigan Hill comment, concern or idea to make your MHOA newsletter a better read, a question for your Board, a specific item you would like addressed, an announcement; The Michigan Hill newsletter welcomes your input. Please send it to us via email to www.MHHOA.com, a call to a Board member or to the Newsletter at www.scatpuder@aol.com. These will be reviewed by the Board prior to submission.

I continually forget to include this in the Newsletter: FOUND !!! at the June 2008 Annual meeting: I have a round Tupperware container and a large serving spoon that one of the homeowners was gracious to have brought to the meeting and left there. ... IS IT YOURS?? I have it ...Please contact Traci Bailey at Cell: 720.935.6338 or leave a message (weekends) at our cabin number 719.836.2309 and I will arrange to get it back to you....

As the Holidays approach... May warm wishes and many blessings
abound with Love, family and friends all around.... Be Thankful,
kind and the Seasons Blessings.
Have a safe and joyful holiday Season!!!

Respectfully Submitted,
Traci Bailey
Architectural Control Committee