



SPRING Newsletter 2009 (April, May, June)

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**Board Meeting Schedule:** The next meeting of the Board will be the MHOA Annual Meeting. It will be held at 10:00 AM on June 6, 2009 at the Jefferson Community Center. The current Board encourages all Homeowners to attend. At this meeting the new Board will decide the new terms meeting dates.

A potluck lunch will be immediately following the Meeting at the Community Center. Please bring a covered (or uncovered) dish to share. The Board will supply meat, buns and drinks for all to share. Meet your neighbors and ENJOY!!

There will be an itinerary at the Board Meeting which will include topics for discussion.

We will have a speaker from The Coalition for the Upper South Platte, to discuss funding they received from The Colorado State Forest Service. The funding is to be used to help local HOA's develop defensible space and fuel breaks.

Board Member Positions to be voted upon:

- President, Dennis Sherman filled a 1 year term remaining from the previous President. 2 yr. term
- Vice President, Bob White filled a 1 year term remaining from the previous VP: 2 yr. term
- At Large, Roads, Pond, Burn Pit: Steve Johnson has fulfilled his term and is up for reelection: 2 yr. term

All ACC members remain to fulfill their terms.

- Newsletter cost containment.

**Please consider participating and being a part of our wonderful community.**

***A note from Loretta, MHOA Treasurer:***

Several homeowners have not paid their owner dues for 2009. If dues are not fully paid by June 1<sup>st</sup> each year; a lien will be filed on the property, a \$20.00 and a late fee of \$15.00 for each month will be added to the dues payment of \$175.00. If dues are in arrears for two consecutive years or more foreclosure procedures will take place involving legal fees which will be charged to the homeowner.

TO AVOID all of these procedures please send your dues to MHOA c/o Loretta Hubert at 8532 S. Wadsworth Court, Littleton, CO 80128. Or give her a call and she will work with you to schedule arrangements.

Respectfully,  
Loretta Hubert, Treasurer

***A Newsletter Note:***

Once again postage has gone up! We would like to downsize our newsletter and implore each of you to embrace receiving the newsletter either by email or to take a look quarterly at the MHOA website on-line. Due to the expense of the Newsletter and postage we need to review sending the newsletter out via the US Postal Service. This will be a topic at the meeting.

In light of this please refer to and become familiar with The By-laws and Covenants of Michigan Hill as well as the following topics on the MHOA website at [www.MHHOA.com](http://www.MHHOA.com)

- > Lot Compliance
- > Out Lots
- > Campers/Trailers
- > Pets

**Meeting Minutes:**

All meeting minutes may be found on the MHOA website at [www.MHHOA.com](http://www.MHHOA.com) .

**A letter from your President:**

Happy springtime! I hope everyone is enjoying their time on this fabulous hill. After much discussion and legal advice the MHOA Board has purchased a road grader to maintain our roads throughout the year. We feel it will be a significant cost reduction for the Hill's budget.

The MHOA newsletter is very informative and a great avenue for the Board to communicate to members throughout the year. Printing and postage costs run roughly \$220.00 per quarter. There will be a discussion at the Board Meeting to encourage everyone with access to receive the newsletter by email distribution, in order to reduce these costs. Please include your email address with your dues notice, or send it to [www.MHHOA.com](http://www.MHHOA.com) .or Traci Bailey directly at [scatpuder@aol.com](mailto:scatpuder@aol.com) .

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

Respectfully,  
Dennis Sherman, President

**Architectural Control Committee (ACC):**

Since the time of our last meeting the ACC has had two (2) submissions approved; 1 deck rebuild and 1 dog run. Just today we received another ACC Submission for a dog run. This submission is in for review.

A reminder to homeowners who are submitting for ACC approval 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](http://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 may 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!

Respectfully,  
Bob White, Vice President/Managing Board Member

**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:

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

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 above 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.

Your current Board and ACC Members:

Board Members

- Dennis Sherman - President: [den1950@aol.com](mailto:den1950@aol.com), (719) 836-1700 or (303) 472-3774 (cell)
- Bob White - Vice President: [bigbobw@live.com](mailto:bigbobw@live.com) (720) 234-2482
- Loretta Hubert - Treasurer: [hubertil@netzero.com](mailto:hubertil@netzero.com), (303) 979-2073
- Steve Gregory - Secretary: [steveg@augwest.com](mailto:steveg@augwest.com), (719) 836-4480
- Steve Johnson - At Large - Roads, Pond, and Burn Pit: [craftercrittersinc@hotmail.com](mailto: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](mailto:bigbobw@live.com) (720) 234-2482
- Traci Bailey: [scatpuder@aol.com](mailto:scatpuder@aol.com), (720) 935-6338 (cell) or (303) 688-3053
- Lorie Chambers: [loriechambers@aol.com](mailto:loriechambers@aol.com), (303) 973-5729
- Sue Ebner: [mhskebner@msn.com](mailto:mhskebner@msn.com), (303) 979-8712
- Diana Johnson: [craftercrittersinc@hotmail.com](mailto:craftercrittersinc@hotmail.com), (719) 836-6192

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

***Roads, Pond and Burn Pit:***

**PONDS:** Dust off your tackle boxes... The Pond has been stocked on May 22<sup>nd</sup> so happy fishing! Please note that there are 2 grass carp stocked also, please if you catch these working fish cut you line and let the go. Grass carp are good for the pond. The road to the pond is in poor shape and we are trying to determine who owns the road in order to make some needed repairs. The Pond fishing guidelines are:

- The fishing pond is only for Michigan Hill owners and their guests.
- Anglers aged 16 and older, "**Catch and release**": Children under 16 year of age may keep 2 fish per outing.
- Enjoy!

**BURN PIT:** The Slash pit has been burned – WOW what a site!! All went well.

It has been suggested that a "PIT" be dug for containment. The Board will re-visit the "Burn Pit" this spring to further understand MHOA's options.

**ROADS:**

We have lightly graded Georgia Pass and Michigan Hill Road. We are intending to grade at least two (2) time this summer specific areas on the Hill that are of issue. We will look at pulling the ditches, this is To be determined.

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**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](http://www.MHHOA.com), a call to a Board member or to the Newsletter at [scatpuder@aol.com](mailto:scatpuder@aol.com). These will be reviewed by the Board prior to submission.

**A NOTE FROM AN APPRECIATIVE NEIGHBOR:** Thank you to all the motorcyclists and ATV folks that share the roadways on Michigan Hill with me and my horses. You, even the young drivers, are considerate and conscientious as you drive by. Happy Trails. Sheri Hull

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**As spring and summer approaches Michigan Hill sees more outside activity. Vehicles slow down when you see activity and souls 2 as well as the 4 legged varieties. Safe IS better than sorry. It is respectful and appreciated that everyone plays together well. THANKS!**

Respectfully Submitted,  
Traci Bailey  
Architectural Control Committee