



Winter Newsletter 2009 (January, February March)

Board Meeting Schedule: The next meeting of the Board will be at 10:00 am on March 7, 2009 at the Jefferson Community Center, and the Board encourages all Homeowners to attend. Board Meetings are scheduled as follows: 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 December 6, 2008

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 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.

A letter from your President:

The winter of 2009 has been **much nicer** than last year's! We've had blue skies and clear days. Homeowners have been out enjoying their time on the hill. Also, road closures on the hill have been kept to a minimum. Thank you Mother Nature! We are hopeful that you were able to get out and enjoy time on the hill. One homeowner told me, down the road from them, a family and their kids were playing Frisbee in January! How awesome.

We will be holding our next meeting on March 7, 2009. The Board invites any and all homeowners to attend. It will be at the Jefferson Community Center in town starting at 10:00am.

After much discussion by the Board, as well as obtaining legal advice, a road grader was purchased by MHOA to maintain our roads the coming summer and winter seasons. We feel that it will be a great asset to MHOA. It will be a significant cost reduction for the Hill's budget, as the expenses will be incurred on a per-use basis. For additional details on this, please see Steve Johnson's letter below under Roads, Pond and Burn Pit.

The MHOA newsletter is very informative and a great avenue for the Board to communicate to every member throughout the year. Printing and postage costs run roughly \$220.00 per quarter and as postage and printing costs are likely to increase, the board is asking all homeowners to sign up for email distribution for the newsletter, to reduce costs. Please include your email address with your dues notice, send it to www.Mhhoa.com or Traci Bailey at scatpuder@aol.com.

Respectfully,
Dennis Sherman, President

A note from Loretta Hubert, MHOA Secretary

Annual Dues: Dues notices for 2009 have been sent out. If you have any questions please feel free to give Loretta a call at (303) 979-2073.

Please make sure to **include a current email address and telephone number** as well as your current address on your dues notice return so that we are able to update our records correctly. We appreciate it.

SHOUT OUT: A special thank you to Homeowner Jerry Dean for his time and effort in printing the Dues notices not only for this year but 2008 also for 2008 and 2009 – THANK YOU JERRY!!!! . Your contributions along with others make this Hill work!!!

Architectural Control Committee (ACC):

Since the time of our last meeting the ACC has had one (1) submission for Solar panels and was approved. As spring approaches so does the building season. Please remember to submit an ACC form to the ACC or Board members for building and improvements. It takes a couple of weeks to be approved by the ACC so please plan accordingly.

Respectfully,
Bob White, Vice President/Managing Board Member

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 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!

Roads, Pond and Burn Pit:

PONDS: Dust off your tackle boxes... Fish for the Pond will be ordered as soon as the Pond entrance is passable, the Pond will be stocked. The Board will post the opening date on the website. Happy Fishing!!

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 not been burned. It is suggested that a "PIT" be dug for containment. The Board will re-visit the "Burn Pit" in the spring to further understand MHOA's options.

ROADS: The North entrance has been closed on Michigan Hill Road. It is the Board's plan that we will open the North entrance this Week (week of February 23, 2009) if Mother Nature is compliant.

After much consideration, the weighing of pros vs. cons, cost associated, care and Maintenance etc of the MHOA roads, the board has purchased a Road grader on behalf of MHOA. MHOA's roads are graded (1) one time pre year; many locations are in need of (2) two. The road grader will be utilized to accomplish more in a cost effective manner by utilizing our own resources. Here are the numbers used for consideration:

Grading:

The current cost for grading the road each time is approximately \$5,000.00.

The estimated cost for doing our own grading at 40 hours, for 13 ½ miles of road @ \$18.50 per hour, for operator labor, is \$740.00.

Approximate fuel usage for 40 hours is 80 gallons @ \$2.50 per gallon, which is equal to \$200.00.

As shown in the figures above, we will be saving roughly \$4,060 each time we grade the roads. If the roads are graded twice each summer, we would save \$8,120.00 per year.

Snow Plowing:

Last year the seven (7) month snow plowing contract cost MHOA \$20,000.

The estimated expenses, for plowing with our own grader, are as follows:

A. Four hours plowing every other day @ 18.50 an hour for labor, is equal to \$74.00 a day.

B. Fuel at 8 gallons a day @ 2.50 per gallon is equal to \$20.00 a day.

C. Fifteen days per month @ \$94.00 per day (for labor & fuel) is equal to \$1,410 a month.

D. \$1,410 a month times 7 months is equal to \$9,780.

Our saving a year would be \$10,130 which is the difference between the \$20,000 we are currently paying, and the estimated costs of \$9,780 for a year.

For grading and plowing there is an approximate savings of \$18,250 per year, minus our estimated expenses for maintenance and insurance at \$900 a year, which leaves us with a savings of \$17,350 a year.

In the past two years we have also averaged \$8,750 per year for additional snow removal expenses, over and above our normal plowing contract. Therefore, in a year equivalent to either last year, or the year before, our estimated saving are \$26,100.

The cost for the grader is \$26,710.

Road Grader details:

a. Year, Brand and Model -1977 Galion T500.

b. It includes a snow wing, front plow, spare tires, one set of chains and new cutting blades.

c. The machine has just over 7,000 hours, which is very low.

Please also review the Road grader Q & A that has been enclosed.

Respectfully,

Steve Johnson, Roads, Pond, and Burn Pit

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 our 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 and contractors.

When walking, playing and having fun with your furry family member: i.e.: roads, open areas etc. please pick up after your pet, it is appreciated. Please be responsible a responsible pet owner 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 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 scatpuder@aol.com . These will be reviewed by the Board prior to submission.

Respectfully Submitted,
Traci Bailey, Architectural Control Committee

STANDARD MAIL U S POSTAAGE PAID FAIRPLAY, CO PERMIT NO.20

ROAD GRADER Question and Answer:

Q. Do we need a fuel tank or fuel farm?

A. At this point, we don't need either. The estimated fuel usage, for normal use, should be around 2 gallons per hour, so we will be using 5 gallon gas cans for now. There will be some initial expenses such as oil, grease, gas cans, grease guns; etc.

Q. Will there still be a plow truck?

A. For the next three months, we will have contract labor to run the grader at \$18.50 an hour. We will also have contract labor, which will include a plow truck & driver, at \$40.00 an hour. After three months, we will compare the two, to see which is most economical.

Q. How will the grader be titled?

A. Heavy equipment is not titled. There will be a bill of sale made out to Michigan Hill Owners Association.

Q. Will the grader be insured by MHOA?

A. Full coverage on the grader, with \$500.00 deductible, will be less than \$400.00 a year. The existing MHOA liability insurance policy will cover everything else.

Q. Is Sheldon going to be notified regarding the change in road maintenance?

A. Sheldon has been sent written notice, per his contract.

Q. Is there a plan in place for maintenance and repairs of the grader?

A. We have a commitment from an individual, who will do maintenance and repairs, if needed, for \$30.00 an hour. Also, the person contracted to operate the grader will be responsible for repair and maintenance.

Q. Will there be any initial training on the operation of the grader?

A. When the machine is delivered, training will be given for both snow removal and grading, to a member of the board as well as the contract laborer personnel.

Q. Can the grader be used by anyone on the hill?

A. Usage of the equipment for anything other than road maintenance will have to be discussed at a later time.

Q. Will anyone be keeping a log book on the maintenance and use of the grader?

A. A log book will be kept, with a check list of start up procedures, maintenance expenses and the hours and type of work done.

Q. Does the vehicle have any warning lights for easy visibility?

A. The vehicle will be equipped with flashing lights and any other necessary safety equipment. Road work signs will be purchased, if deemed necessary.