



Mountain Pines Estates HOA Fall 2010 Newsletter

Mountain Pine Estates Home Owners Association

September is here and it's Labor Day weekend! ☺ Summer is headed out; it sure was a 'wet' one with reports of 17-22 inches of total rainfall on the mountain. That first day of fall (Sept 22) is approaching quickly and so will be changes (temperatures, leaves, pine needles) on the mountain. Your HOA Board has been working hard ("laboring" if you may) again this year to keep MPE that great and wonderful place to spend time, but "ensuring the budget parameters are maintained." The Board hopes you are pleased with their efforts. It's always a pleasure to walk through the areas and have people say, "place looks good" and "thank you." Those comments are greatly appreciated and make all that volunteered time well worth it. "Constructive" input is also welcome, considered value added, and followed up on.

So what has happened this Spring/Summer at MPE you ask?

A dry, windy Spring led to a rainy Summer (Mother Nature does what she wants). Those heavy rains certainly impacted major maintenance scheduling and caused several units to experience internal leaking problems. Those types of problems become top priority to fix and subsequently divert resources away from the other scheduled maintenance. Finding the real causes of those leaks also presents challenges. From a cracked skylight, to compression damage from heavy snow and ice last winter, to nail holes, literally make the obvious "not so

obvious" to find. Sometimes several attempts at the fix are made, with homeowners bearing the frustrations. But with the attitude of "doing the best we can," leaks are fixed and remaining resources are used toward major maintenance projects, such as converting roofs from shake to asphalt shingles. Three buildings have been done this summer with the 4th to be done in September. That nets the total roof conversions to 63%. Older Oak and Spruce buildings are completely converted while the newer buildings on Juniper and Ponderosa are being scheduled on a "needs" basis. External painting of buildings is also scheduled on a "needs" basis. Based on input from homeowners, the Board made a decision to go to a slightly darker brown colored paint. This new paint is a higher quality and longer lasting, at a lower cost. Building 49/50, (recently completed) and 51/52 (in process) reflect the darker color. Circle beautification projects have been completed on Ponderosa, Juniper and Oak (Spruce is next). Anyone wanting to donate (an annual plant or tree) to the entry circle projects would be much appreciated. Aleshia at Positive Change would love to hear from you and note your donation (367-2591). That solar-powered spotlight to illuminate the MPE sign on the corner of Buck Springs and Mark Twain is back in place after an attempted theft took place this summer. Common ground areas were cleaned in the Spring and will be done again in the

Fall. Defoliant chemicals were sprayed to combat weeds but that wet weather has affected the effectiveness of the process. Oak Circle is scheduled for re-asphalting this year (latter part of Sept). Look for an information flier soon on the details.

Getting involved:

The “getting involved” movement from MPE homeowners continues to bear many fruits. There are many ways to lend a hand; such as pulling an unsightly weed, trimming/tidying your plants, putting out/pulling in garbage containers for neighbors, and small painting jobs (we provide the paint upon request). These activities continue to happen around MPE.

We have captured some of those volunteer efforts, such as Elaine (unit #9 trimming bushes) and Ron (unit #54 fixing drainage ditches) and placed the pictures on (www.mpehoa.com). Take a peek! ☺ Putting in a French drain is another way homeowners are helping with certain difficult drainage problems. Monte Kuxhausen certainly can help you with that if you are considering it. Remember Monte has the snow plowing service for winter (928-701-1772). Volunteer Board members, with the help of the '86' homeowners volunteering, “can get it done!” The Board greatly appreciates those “getting involved” efforts. THANK YOU!

Meetings: A successful “annual” meeting was held May 29th at Pinetop Country Club. Open session monthly Board meetings are held periodically throughout the summer. Look for postings on meeting times in the newly installed bulletin boards. Our last meeting was held July 17th where homeowners from three different units attended. If you cannot attend a Board

meeting but have a question or input, feel free to contact Aleshia at Positive Change prior to the meeting. Attending Board meetings is also a good way to observe the “goings on” at a Board meeting and will hopefully stimulate a desire to place your name on the ballot to run for the Board. We are always in search of new Board members; if you are interested, talk to any of the current Board members or call Aleshia, and a Board member will contact you.

Odds and ends!

Welcome new homeowners - (John and Shirley Guyton, unit #66) (Tomy and Lorna Mitchell unit #64). Many are cooperating with keeping their dogs on a leash when walking in the common areas, conforming to the County leash law that is in effect. With Fall approaching, those pine needles will surely be falling. Larson Waste as a refuse service, allows placing pine needles in their barrels. If you rent your unit, by CC&R law you are required to have gone over the “Rules & Regulations” with your renter(s) and have a copy on file at the unit.

From the Farmer’s Almanac - “if sunflowers grow high, then the snow levels will be high also.” Good news for skiers?

The Board sincerely hopes you have a safe and fun Labor Day holiday weekend. It just doesn’t get any better than living on the mountain, in Mountain Pine Estates.

Onward & upward! ☺

Jack Wagner – President (unit #36)

Joe Kush – Vice President (unit #85)

Doug Doyle – Treasurer (unit #50)

Peter Sorenson – Secretary (unit #76),

Dick Patterson – Director (unit #65)