

SHOA

Volume 18
OCTOBER
2009

SUNDANCE HOMEOWNERS ASSOCIATION

A COVENANT CONTROLLED COMMUNITY

PLEASE NOTE: 2010 SUNDANCE HOA DUES:
Information regarding the 2010 dues will be provided to you before January 1, 2010
Please be sure to check out the Sundance website, sundanceboulder.com.

A Message From Your President

President's Letter

Dear Homeowners,

We are pleased to welcome to new Sundance board members; **Carol Brooks** and **Julie Rappaport**. We appreciate both these individuals volunteering their time to our community. It is with gratitude that I also thank two board members who resigned this year; **Shawna Phillips** and **Amy Franke**. Shawna and her husband have put their house on the market to sell and Amy and her husband were blessed with a new baby this year. We thank them for their time and commitment.

This year the board has spent considerable time discussing improvement to our common areas. With a twenty-plus year old community we recognize that updates and improvements are needed. Lawn care and maintenance is the number one cost to our homeowners association and we recognize that now is the time to plan for the future.



The board over the last two years has taken steps to reduce our water expense. Through replacement of sprinkler controls and re-classification with the City of Boulder we have successfully reduced this cost by over 80% since 2007. We have also researched competitive bids for our grounds and maintenance contracts to reduce expenses. Although we have done our best to reduce cost, we still expect with the current status quo to maintain our common areas that costs will increase between 20-30% over the coming years. These costs will include repair of the entire sprinkler system, increase water fees and grounds/maintenance costs.

In order to mitigate these costs, the board hired a professional landscape architect, **Jim Zarka** of One Earth Landscaping. Jim has over two decades of experience doing landscaping and was the original designer of the Boulder Creek path. He has developed beautiful landscaping plans for all of our common areas, which are available on the SHOA website at <http://sundanceboulder.com>. These plans not only will reduce our current grounds and maintenance costs by 15-20% but are also intended to increase the use and function of these common areas for all the homeowners.

To revise the entire common area based on Jim's plans would be a total cost of \$140,000. That is roughly \$1990 per homeowner or \$285 per year for seven years. This would require us to raise homeowner dues by \$22 per month per homeowner. We recognize that this increase might be expensive to some of our homeowners but we believe the investment in our common areas will reduce our costs for the future. I have done a cost analysis on this project which is available for download on our website.

In order to raise dues over 5%, it does require a vote from our homeowners. We will be sending to you in the coming months separate information and voting form. We encourage you to view these landscaping plans and costs. Please feel free to contact Olena Archer, our Property Manager, about any questions you might have about the project.

We appreciate all of you who have offered your advice, comments and suggestions over this past year on this project. We are excited about the renewal of our common areas.

Best,
K.J. McCorry
President of SHOA

Your 2010 Board of Directors and Committees

Board of Directors: K.J. McCorry, President; Kim Rider, Vice President-Treasurer; Carol Brooks, Secretary; Julie Rappaport, Director
Architectural Control Committee: Kim Rider, Chris Gallagher, Scott Troetel
Web Master: Shawna Phillips

SUNDANCE HOMEOWNER ASSOCIATION
MEETING

Annual Board Meeting Minutes

October 27, 2009

Time: 7:00 P.M.

Location: New Day Church,

Board of Director Attendance:

K, J, McCorry, President; Kim Rider, Vice-President, Treasurer; Shawna Phillips, Secretary; Olena Archer, Property Manager (Absent: Amy Franke, Director)

Homeowners Attendance:

Dusen Trifunovic, Samantha and Dan McBride, Lynn Beatty, Kelly Hood and Carol Brooks, Scott Troetel, Bob Gilles, Chris Gallagher, Irena Belenski, Peggy Papper. Jim Zarka, One Earth Landscaping.

The meeting was brought to order at 7:10p.M. by K.J. McCorry, President.

Introductions

Olena introduced the Board of Directors, Jim Zarka, OneEarth Landscaping and asked each owner attending to introduce themselves.

Board of Directors

K.J. announced Shawna Phillips, Secretary and Amy Frank, Director would be vacating their Board positions. K.J. reviewed the responsibilities of a Board Director. Julie Rappaport submitted her nomination on 10/27/09 to K.J. McCorry . Carol Brooks self-nominated herself at the board meeting. Both nominations were approved by the board and were unanimously approved by the homeowners in attendance..

ACC

Kim reviewed the responsibilities for Architectural Control Committee volunteers. Chris Gallagher and Scott Troetel volunteered.

Financial Overview

Kim reviewed the 2009 Financial Report, the 2010 Budget. The homeowners will have a 5%

increase in homeowner dues, due to increase in operational expenses., Homeowners were reminded that dues could be paid via PayPal as an alternative source for payments of the SHOA dues. Olena noted that expenses had increased by 60% since 2000. Dues had increased by 47% from 2000 to date.

Homeowner Reminders

Olena reminded homeowners to keep their porch lights on. Through monthly trashcan checks, homeowners have been more diligent about moving trash cans away from the front of their property. Olena thanked the homeowners for their cooperation. Olena also reminded homeowners to be mindful of speeding in the community .

SHOA Website

Shawna reminded homeowners to visit the Sundance web site; <http://www.sundanceboulder.com>. She reviewed the improvements made over the last year, including community access to the web site to obtain the dues payment form or access PayPal. She also reminded homeowners of the following resources available on the website such as announcements, minutes, pictures of the common area improvement plans and community events.

Common Area Improvements

Jim Zarka of One Earth Landscaping, presented the information and drawings regarding the suggested landscaping renovation plans for the common areas. Members discussed the plans and asked questions regarding each of the four common areas.

K.J. reviewed the financial implications of the improvement of the common areas. She reviewed expected costs and potential savings for the project. In addition she reviewed expected maintenance costs if the project is not implemented. This cost analysis will be posted onto the website with the other landscaping drawing documents. In order to do all the improvements homeowners dues would need to increase by \$22 per month for the

(Continued from page 2)

next seven years A separate account would be established for the Common Area Renovation. Above and beyond cost implications, discussion included the increased value of each of the 70 properties and the effect the new landscaping would have and how the improvements would affect the property value over a 10 year period. It was also noted that the community was now 25 years old and in need of improvement. All irrigation sprinkler heads and pipes are 20 years old and in need of repair/replacement. Jim noted this had not been included in the cost renovation estimate for each of the common areas. It was noted that the primary sprinkler master zones controls for Crystal, Sunrise and Autumn have been repaired, which has significantly reduced the SHOA water consumption. Dawn Court will be repaired in the next month.. Twenty sprinkler heads in Crystal Court had to be replaced. It is expected that \$25,000 to \$30,000 additional repairs will need to be made to the sprinkler system in the future years. A portion of the Reserve Funds was used for these sprinkler repairs.

The following were suggestions from the homeowners on the common area renovation;

- Request for low voltage outdoor lighting
- To keep climbing vines off their property fences and to keep sitting/table areas away from property fences and homes.
- Instead of doing the entire plan, choose one area be renovated such as Sunrise Court. That way owners could see the improvements and later consider the other three common areas..

K.J. asked how many of the members present would approve the landscaping improvements and be in favor of some increase in dues. All homeowners were in favor of the project. The homeowners suggested keeping a due increase between \$18-\$20.

K.J. noted for the increase of dues, over a 5% increase, requires a vote from the homeowners with

67% of the members voting. That means 47 homes would need to be represented by a vote. The homeowners present volunteered to talk with neighbors who were not at the meeting. Jim will make colored copies of the drawings that will be available to show homeowners to increase awareness and education of the project.

The meeting was adjourned at 9:15 pm by K.J.



Jim Zarka, OneEarth Landscaping Presentation, 10-27-9, Annual Homeowners Meeting

www.sundanceboulder.com.

If we don't have an email on file for you, please send Olena Archer your email address at olenaarcher@comcast.net, or Olena will be contacting you directly to request one.

SUNDANCE HOA 2010 BUDGET

Jan - Dec 2010

Ordinary Income/Expense
Income

42000.00

Annual Dues. 5% Increase

Title Transfer 100.00

\$42,100.00

Total Income

Expense

Administration

1	PayPal Account	-238.00
2	Annual Meeting	-50.00
3	Bank Service Charges	-35.00
4	Collection Costs	-30.00
5	Insurance	
6	Condominium	-625.00
7	Liability Insurance, State Farm	-1,040.00
8	Legal Counsel	-1,000.00
9	Licenses and Permits	-10.00
10	Miscellaneous	-25.00
11	Postage and Delivery	-100.00
12	Printing and Reproduction	-25.00
13	Property Management	-3,600.00
14	Supplies	-10.00
15	Web Master	-250.00
16	Web Site -4/2/9 TO 4/2/11	-84.00

Sub Total \$ (7,122.00)

Landscaping

17	General Pruning	-500.00
18	Mowing	-17,000.00
17	Organic Fertilizer/Weed	-1,113.00
18	Sprinklers, Repair-Maintenance	
19	Master Control Repair	-1,500.00
20	Start-Up, Spring/Stop, Fall	-674.00
21	Sprinklers, Repair-Maintenance - Other	-300.00
22	Master Control Rebuild, Dawn Court	-1,500.00
23	Total Master Control Rebuild	
24	Tree Safety Pruning	-4,500.00
25	Snow Removal	-1,600.00

Sub Total \$ (28,687.00)

Maintenance

General Clean-up

26	Storm Clean-up	-400.00
27	Creek Path Clean-Up	-400.00
28	General Clean-up - Other	-400.00
29	Total General Clean-up	

Repairs

31	Fence Repairs	-1,000.00
30	General Repairs	-400.00
31	Sidewalk & Driveway Repair	-400.00
32	Emergency Repairs	-800.00

Sub Total \$ (3,800.00)

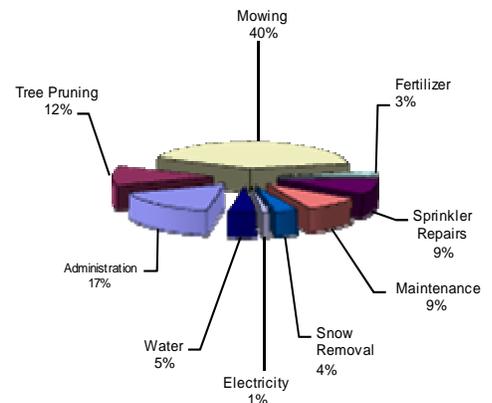
33	XcelEnergy	-500.00
34	Water	-2,000.00

Sub Total \$ (2,500.00)

Total Expense **\$ (42,109.00)**

Net Ordinary Income	-336.60
Other Income/Expense	
Other Income	
Interest	\$ 1,200.00
Total Other Income	
Net Other Income	
Net Income	
Total	\$ 1,191.00

2010 Sundance HOA Budget Expenses



**Community Meeting September 19, 2009, Sunrise Court
Gathering to view and learn about the new common area renovation plans for**



LANDSCAPING RENOVATION

Over the past several years the SHOA has had to repair/replace the irrigation system for the common areas which has been an total expense of \$7,330. 00. These repairs have included repair of the master zone control systems in Sunrise Court, Autumn Court and Crystal Court. Crystal Court had 20 sprinkler heads replaced this year. Dawn Court is having the back-flow valve replaced per the requirements of the City of Boulder and the State of Colorado.

The entire sprinkler system is over 20 years old and no longer providing adequate moisture for the common areas.. The sprinkler heads and pipes leading to the master zones are in need of repair. We expect water and lawn care maintenance expenses to increase 20-30% over the next five years.

We are asking the homeowners for an additional Landscape Project dues in the amount of \$15.00 per month for the next three years in order to assist with common areas improvements. These additional funds will be set up in a special bank account and will not be co-mingled with current operating expenses. We will be sending out a special notice and voting form to you in the coming weeks. Please call Olena for any questions and concerns, 303-469-3667 or email olenaarcher@comcast.net.

SHOA WEB SITE

<http://sundanceboulder.com>

Register today on the website. www.sundanceboulder.com Be sure to include this site in your "Favorites" on your internet browser. This will be your resource for the Sundance community. You will be able to find the SHOA Covenants, Declarations and Bi-Laws; Board Minutes; information for borrowing tools, looking for professional resources, and projects; neighborhood gatherings, garage sales, lost pets, found pets, plant give-aways, whatever you would like to inquire about or offer as a service, for sale or notice to the community.



**NEW PARENTS
NEIGHBORHOOD GROUP**

There has been a mini baby boom in the Sundance neighborhood with 7 babies born or due to be born within just a year. These new families are trying to get together every once in a while to share support, stories, network, and help one another out. If you have a little one under 5 or so and would like to join the group please let Jeff Franke (jeff_franke@yahoo.com) know so he can add you to the list.

IMPORTANT NOTICE

The SHOA Board is working diligently to conserve printing, paper and postage expenses. We are using the Sundance web site and email for all community announcements. Please send your email to Olena, olenaarcher@comcast.net or call her at 303-469-3667

2010 SHOA MONTHLY DUES

Notification if dues and Landscaping funding will be announced by January 1, 2010.

PAYMENTS

Dues can be paid by check, made payable to Sundance Homeowner Association and mailed to Sundance HOA, P.O. Box 6873, Westminster, Colorado 80021

Credit Card payments can be made using your computer by logging onto www.paypal.com, Click **Send Money**. In the **To:** box type sundancehoa@comcast.net. **From:** type in your email address. **Amount:** type in the amount you will pay. **For:** click on Service/Other.

You can pay from your bank account, Visa, Master Card, American Express, Discover, Bank Debit card or PayPal credit card.

PAYMENT FORM

To access the SHOA dues payment form please go to the Sundance web site: <http://www.sundanceboulder.com>

NO COMPUTER?

If you do not have access to a computer please contact Olena, 303-469-3667 as soon as possible. Thank you all for joining us in our efforts to conserve.

LIGHT UP THE WAY

Please check your porch light, garage light and sensor. The sensor is usually located on the side of the garage. If the light sensor needs to be replaced, Ace Hardware has them for about \$10.00

A well lit neighborhood discourages auto and home theft. Use energy savings bulbs, sensor lights, flood lights. Keep your property well lit at night, leave a radio on whenever you leave. Secure all doors and windows.

REMINDER ABOUT YOUR TRASH CANS.

We are asking all owners to please keep your trash cans inside your garage. We wish to avoid the attraction of raccoons and other critters from being attracted to a food source and to keep our neighborhood looking nice..

Your **Covenants, Article VI**, clause **6.5 Trash**, page 15 require...No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery...shall be permitted to remain exposed upon any lot so as to be visible from any neighboring lot or from the street... The board of Directors shall have the right and duty...to remove such unsightly objects. The cost of removal shall be chargeable to such owner.

DOGS MUST BE LEASHED

Thank you all dog owners who keep their pets leashed. Animal Control has been periodically patrolling our neighborhood. They will ticket you if your dog is off leash.

Keep yourself, others and your pet safe, secure, safe and leashed. A plastic bag with you will keep you pets' droppings off the common area and owner's property and will keep the area healthy for everyone.

If you see a dangerous situation, please contact Animal Control, 303-442-4030 www3.ci.boulder.co.us/publicworks

Thank You from your Property Manager

This year has been eventful. We have incorporated PayPal for credit card payments for the SHOA dues as an alternative for owners. Several owners pay their entire years dues in one lump sum in January others have chosen the credit card or check method on a monthly basis.

We also have had an active year discussing the problems with the sprinkler systems, overhauling the master zones and determining problems with the sprinkler heads and the small pipes that run to them.

We interviewed several landscape architects and by unanimous vote elected OneEarth Landscaping, Jim Zarka. The Board and I went on a "field trip" to look at some of Jim's work. Of course I took a lot of pictures. We then had a "walk-about" with the Board and Jim. It was great to see him develop the creation of the plans for each of the common area's. We used the results of the Community Survey we sent out to all owner's in July of 2008. Those who responded were a big help in determining the needs and wants of the community.

As we proceed toward the 2010 new year we are excited to help improve your common areas, continue to work towards reducing costs and proceed with the repairs and improvements that have been needed for some time.

I want to thank each and everyone of you for your support and understanding and valuable interest and care for this beautiful community. Your questions and concerns are always important to us. Do please check our website at www.sundanceboulder.com for updates and information regarding your community

Sundance Homeowner Association
c/o Arcadia Real Estate
P. O. Box 6873

Westminster, Colorado 80021

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