

SHOA

Volume 17
OCTOBER
2008

SUNDANCE HOMEOWNERS ASSOCIATION

A COVENANT CONTROLLED COMMUNITY

PLEASE NOTE:

2009 DUES: The monthly SHOA dues are \$47.25. A total payment for the year is \$567.00. We now have an option for payments with a credit card thru PayPal. Please call Olena to set up 303-469-3667.

Please be sure to check out and register on the home page of the Sundance website : [## A Message From Your President](http://sundance-</p></div><div data-bbox=)

October 2008
President's Letter

Dear Homeowners,

It is with much gratitude that I announce that we will be losing two long-serving board members this year. Barb Lake who served as our President for over twenty-two years will be stepping down from the board permanently. She has shown dedication and commitment to our association and we will miss her abundant knowledge of the history of the Sundance community. Bob Gilles, who served as Treasurer for over 6 years will also be stepping down. Bob always provided thoughtful and insightful comments to all our board discussions and his contribution will be missed. Luke Jacobs one of our new Directors last year will also be stepping down because of time constraints. We thank all of them who have provided their time and commitment to the board.

I would like to welcome our newest board member, **Amy Franke**, who was voted in unanimously at our annual meeting on October 14th. Amy lives with her husband, Jeff, on Amber Street. She will be joining our other current board members, Kim Rider, Vice President and Shawna Phillips, Secretary.

This year the board has spent considerable time discussing our common areas and water efficiency. This is the highest expense we have as an association and we realize that with a 20 year old sprinkler system in need of repair, water costs and grounds maintenance soaring that we need to begin to take action to mitigate future ground and water costs. We applied to the city for a revised water budget that helped cut our costs. We also spoke with sprinkler experts who advised us on our sprinkler system repairs and water reduction options. This year we will be working with a professional landscape architect and water efficiency experts to develop a long term plan to re-develop our common ground areas to reduce our water consumption and minimize ground maintenance. We will keep you informed of updates via our website www.sundanceboulder.com.

And as the new takes the place of the old, we are moving to rely more and more on web technology to communicate and create community. We encourage you to visit our completely updated website www.sundanceboulder.com. We are moving towards more electronic communications and would like to engage our community more through our website. This will be the last printed newsletter you receive and we plan to upload all future newsletters onto the site for download. 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.

Best,
K.J. McCorry
President of SHOA



Your 2009 Board of Directors and Committees

Board of Directors:

K.J. McCorry, President; Kim Rider, Vice President-Treasurer; Shawna Phillips, Secretary; Amy Frank, Directors.

Architectural Control Committee: Barb Lake, Kim Rider, Ralph Doane, Joni Reading

Web Master: Shawna Phillips

Website: sundanceboulder.com.

SUNDANCE HOMEOWNER ASSOCIATION

Annual Membership Meeting Minutes

Date: October, 2008

Place: New Day Covenant Church,

2801 Jay Road, Boulder, Colorado 80301

Board in Attendance: K.J. McCorry, President; Barb Lake, Past President; Shawna Phillips, Secretary; Bob Gilles, Treasurer; Olena Archer, Property Manager.

7:00 PM The meeting was called to order by the President.

Attending Homeowners: Jennie Crittenden, Ralph Duane, Katie Schnapps, Stuart Marshall, Dusan Trifunovic, Amy and Jeff Franke, Brad Queen, Kelly Hood.

Olena opened the meeting. She referred to the 3 feet x 4 feet aerial view plat map enlargement of the subdivision, noted the sprinkler master control repairs, introduced the Board and invited the homeowners to introduce themselves.

K.J. President called the meeting to order. K.J. explained the following:

- Announcement of Board member resignations: Bob Gilles, Treasurer; Barb Lake, Past-President; and Luke Jacobs, Director.
- Board of Directors Nominations for 2008:
- Explanation of election procedures:

KJ explained that meetings were every quarter, and the meeting dates determined by the Board for the entire year.

Amy Franke was nominated to be on the Board. Ballots were handed out and votes were collected. Amy Franke was elected by unanimous vote by attending members.

Kim, Vice President: Announced the requests for Architectural Control Committee Volunteers

Kim noted Barb Lake, Joni Reading and Kim have already volunteered to be on the ACC.

Kim explained the process of the ACC.: The homeowners contact Olena if they intend to paint the exterior of their home or do any structural and landscaping renovations. Olena then informs the ACC and the Committee determines if the change is acceptable or not.

Ralph Doane volunteered to be on the ACC and was approved by the Board of Directors.

Bob, Treasurer: Details of SHOA Financials

Bob reviewed the 2008 Financial Report and the Board Approved 2009 Budget.

Bob noted there is about \$600.00 in outstanding SHOA dues owed. He stated the association has reserve funds in several CD accounts. These funds have been used in the past for new driveways for Dawn and Sunrise Court. A portion of the reserve funds are currently being used for the repair/replacement of the four main sprinkler controls which are 22 years and need some major and minor repairs.

Expenses to-date for 2008. The City was petitioned to adjust their budget for the four sprinkler zones and the water expenses have been reduced drastically. The Landscaping expenses had not been increased for four years. This year the proposal for 2009 landscaping was presented with a 200% increase for services. The Board has sought bids from other landscaping and snow removal companies and has decided to give the bid to Torii Lawn Care.

The tree pruning expenses average about \$5,500.00 a year (for safety pruning). The trees have to be kept pruned in order for the area to be safe and to reflect well on the neighbor hood.

Bob announced, with the increase in expenses the Board has decided to increase SHOA monthly dues by 5% to increase to \$47.25/month (annual total for each property \$567.00) Further, the 10% annual discount usually provided to homeowners who pay their dues in full at the beginning of the year, will be discontinued.

The members were asked if they would like the option to pay via credit cards. Five people out of the members in attendance said they would use the credit card option.

Shawna, Secretary: Discussed the SHOA Website. Homeowner Survey Responses and Landscaping Planning Project:

Shawna talked about the cost-reduction project that the Board has taken on to lower water usage and therefore lower expenses in future. This involves creating a Master Plan for planting and irrigation to reduce the water consumption in the common areas using xeriscaping.

(Continued from page 2)

Selected areas within two or three of the common areas could be portioned and xeriscaped. Shawna reviewed the results of the neighborhood survey, which concluded that the pie-shaped areas of Dawn Court and the 28th Street areas were prime areas for xeriscaping. A majority of the responses to the Survey indicated this would be a positive plan for the community.

Shawna explained that she has entirely rebuilt the Sundance website (sundanceboulder.com) The Board has determined 2009 to be the year all communications to the community would be distributed via email and the web site. The Annual Newsletter will be printed and mailed this year for the last time. Olena will be gathering all emails for every owner in the community. Only owners without computer access will be mailed hard copies of community related information. The purpose is to save on the use of paper and the cost of printing and postage for the SHOA. Homeowners who need printed communications should contact Olena.

- Shawna asked everyone to send her a paragraph and a picture if they would like to be on the website listed in the 'Meet Your Neighbors' section.
- Shawna asked everyone to please check the website regularly!
- If anyone has any suggestions or good articles or information for the community, please email them to Olena. The Board reserves the right to decide what should go on the website, but if its related to the community, is in good taste, and will not cause a liability, and then it will be welcome.
- **The monthly SHOA Dues Coupons Books** will be available for printing off the website in order to pay the monthly dues.

Barb, Past-President: Spoke of the Neighborhood reminders.

- Slow down on the roads.
- Check your porch and garage lights: the only way to light the neighborhood is to keep the porch light on.
- Remove trash cans from the front of the house.
- Keep dogs on leash, please. We are a small community!

The Annual Potluck was cancelled this year. Barb Asked if anyone would like to volunteer for 2009. Stuart Marshal said he could be on the list to help.

- Kelly Hood has a chainsaw if we need to cut down our aspens as she has noticed several were dying in the neighborhood.
- Stuart asked about the possibility of Eco-Pass for the neighborhood. The Board will look into this. (10/29/08 update: RTD has placed a moratorium on all eco-passes for neighborhood communities. This will be in effect until the smart card system is installed within the next two years)
- Reminder to everyone to inform Olena of any robberies, thefts, vandalism in the neighborhood. That way a neighborhood community alert can be emailed.

The President adjourned the meeting at 8:10 P.M.

Summary of Board Meetings During 2008

March 25, 2008	Board Meeting
May 4, 2008	Board Common Area Walk-About
June 3, 2008	Board Meeting
August 26, 2008	Board Meeting
September 30, 2008	Board Meeting
October 14, 2008	Annual Member Meeting



SUNDANCE HOMEOWNER ASSOCIATION 2009 BUDGET

5% Increase

INCOME	
2008 SHOA Dues (\$47.25 mo = \$567.00 year x 70 Properties) =	39,690.00
Saving Interest	1,200.00
Title Transfer, Late Fees	100.00
Total	\$ 40,990.00

EXPENSES

Administration

1 Annual Meeting	(50.00)	
2 Bank Charges/ Printing	(35.00)	
3 Collection Costs	(20.00)	
4 Insurance, St Farm	(625.00)	
5 Insurance, St Farm, Liability	(1,040.00)	
6 License Fees, Corporation Filling Fee	(10.00)	
7 Misc. Expenses	(25.00)	
8 Paper Copies	(25.00)	
9 Postage	(200.00)	
10 Printing, Newsletter	(150.00)	
11 Property Management	(3,600.00)	
12 Taxes	(5.00)	
13 Web Site Masters	(100.00)	
14 Web Site, Domain Name	(95.00)	
15 Supplies	(10.00)	
Administration Sub Total	(5,990.00)	(5,990.00)

Landscaping

16 Ground Aeration, Spring-Fall (Torii Lawn & Sprinkler) Included		
17 Mowing (Torii Lawn & Sprinkler)		(13,766.75)
18 Organic Fertilizer/Weed Control (Organo Lawn)		(1,628.25)

Sprinkler Systems

19 Monthly Inspection Torii Lawn & Sprinkler) Included		
20 Sprinkler Repairs (Torii Lawn & Sprinkler)		(1,920.00)
21 Sprinkler start-up, shut-down (Torii Lawn & Sprinkler)		(290.00)
22 Sprinkler System Rebuild (Pending)		

Maintenance

23 Major Tree Pruning		(5,500.00)
24 General Tree Pruning (Torii Lawn & Sprinkler)		(660.00)
25 Snow Removal, @2" \$95 pr.hr, Sidewalk		(1,150.00)
26 General Clean-Up, (Torii Lawn & Sprinkler)		(100.00)
27 Storm Clean-Up (Torii Lawn & Sprinkler)		(385.00)
28 Creek Path Clean-Up (Torii Lawn & Sprinkler)		(385.00)

General Repair

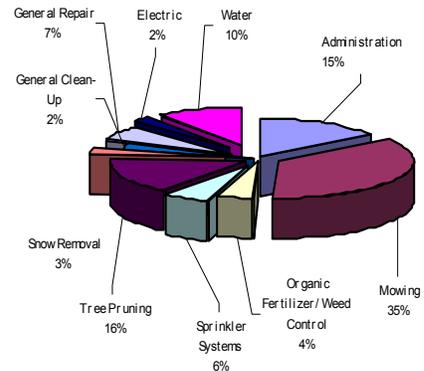
29 Fence Repairs		(1,000.00)
30 General Repairs		(400.00)
31 Sidewalk & Driveway Repairs		(400.00)
32 Emergency Maintenance/Repairs		(800.00)

Utilities

33 Electric		(750.00)
34 Water		(4,000.00)

Total Expenses	\$ (39,125.00)	
Balance	1,865.00	

SUNDANCE HOMEOWNER ASSOCIATION APPROVED 2009 BUDGET



Common Area Improvements

Sunrise Picnic Area, & 28th. Street Improvement, \$500.00 from Reserve	\$ (500.00)
Sprinkler System Rebuild (From Reserve) Estimated Master Plan, 10 Year	\$ (10,000.00)

Accounts as of 10/9/8

CD 0353	5,107.73
CD 0441	4,496.29
CD 0421	11,728.11
CD 8339	10,064.57
Sub Total	\$ 31,396.70
Checking Account	7,562.36
Total	\$ 38,959.06

Xeriscaping by Shawna Phillips

Beauty in its Place

Xeriscaping is a word coined by our very own Denver Water agency in 1981. It grew out of the need to redefine our landscape to better fit our arid environment. It is a landscaping concept that, at root, is about developing outdoor environments that are tailored to the climate and soils of the area in which they are created. “Xeros” means dry, but a xeriscape can be lush and provide a multicolored and layered swath of water-saving beauty in our community.

As of April 2008, Boulder uses 50% of its water to keep lawns and gardens green. That means that 50 percent of drinkable, potable water goes to lawns in a time when acres and acres of desert across the West are being turned over into housing, requiring the use of more and more water while the supply is shrinking with the global warming trend. The U.S. Geological Survey data shows “the population of the Southwestern United States has increased by approximately 1,500% over the last 90 years, while the population of the United States as a whole has grown by just 225%.” John Gertner of the New York Times wrote in October of 2007 that there was “a catastrophic reduction in the flow of the Colorado River – which mostly consists of melted snow pack from the Rocky Mountains...” As global warming lowers the size of snow packs and glaciers in the high mountains each year, this puts 30 million people at risk of not having enough water in the Southwest.

Drought has forced the City of Boulder to enforce water caps and baselines for water usage in order to lower lawn watering. But this puts a huge dent in the City’s income, so water prices have risen. Loss of City income puts a squeeze on incentives for lowering water usage, and drives prices higher.

What can we do as concerned and responsible citizens? How can we lower our water usage over time? One part of the answer is to rethink the way that we create our outdoor spaces. In times of water plenty, lawns were installed to create sweeping green

spaces that mimicked some of the famous European gardens of our time: the Gardens at Versailles, for example. But France has a lot more rain than we do, and Louis the XIV had a lot more money. Xeriscape is founded on the notion that the outdoor environment is a local definition, and fits within the climate it is situated in. This is one of the principles of xeriscape. In fact, there are 7 principles.

Planning and Design

Create a base plan for your garden or community. Understand the elements of the landscape that includes houses, hardscaping (sidewalks, walls, fences, etc.), drainage, wind and sun direction, and usage patterns. Identify where xeriscaping will best fit into seasonal sun patterns and community usage.

Soil improvement

Front Range soils tend to fall into one of two categories: sand and clay. Here in Sundance, we are sitting on a former swamp, so our soil runs to very heavy clay. Over watering heavy clay soil can actually drown plants, and when they are over watered, the roots can get enough oxygen. Amending the soil with compost-rich material will increase the oxygen and nutrients to plant roots, and lower the need for constant watering. Native plants often don’t need these amendments as they prefer soil that is not as rich.

Efficient Irrigation

Drip irrigation for planting beds saves enormous amounts of water, and places water where the plants need it, at the roots. This kind of irrigation should be zoned differently than water sprinklers for grass. In new xeriscape planting beds, plants will need to be watered regularly as their roots get established. Once established, over a period of 2-5 years, if these plants are well-suited to our climate and location, watering can tailor off to weekly or even be shut off entirely.

Zoning of plants

Plantings must be tailored to the microclimates in the community. Different areas in our community get different amounts of light, wind and moisture. To minimize water waste and maximize plant success, it is important to design plantings in groups of plants that have similar light and water requirements. In our community, plants that need more water and shade would go in the 28th Street common area, while plants that need more sunlight and less water would be grouped along the fence between Dawn and Crystal Courts.

Mulches

Mulching keeps the water in the soil, minimizes the effect of our drying winds, keeps the soil cool, and prevents crusting of soil, which keeps water out of the root zone. Mulches should be 3-4 inches deep. They decompose over time, and would need to be replaced every year or so, but they also amend the soil and help with soil tilth, the texture of the soil.

Turf alternatives

Bluegrass has been the turf of choice on the Front Range. In our arid climate, it requires a huge amount of supplemental watering for it to look its best. One way to reduce watering usage is to

reduce the amount of bluegrass in the community. Native or low-use plantings or simply mulched areas can replace the thirsty bluegrass turf. Its also possible to choose a different turf such as buffalo grass, blue grama grass, or turf-type fescue and fine fescues.

Appropriate maintenance

The first year or two are the most maintenance-intensive times for new xeriscape plantings. There will probably be a fair amount of weeding, but as plants mature they will crowd out the weeds, this significantly reduces maintenance time. Xeriscaping is a longer-term project, but reaps great results.

Xeriscape Beauty

Xeriscaping can be beautiful, and as it becomes more and more the norm, designers are becoming more adept at using xeriscape principles while creating beauty and community.

Resources

For more information, pre-designed xeric planting gardens, buffalo grass and blue grama grass, go to High Country Gardens (<http://www.highcountrygardens.com/>)

For more information about xeriscaping, go to Denver Water www.denverwater.org. Click on "Conservation".

To find out about the Daily Camera xeriscaping seminars, go to <http://www.dailycamera.com/news/2008/apr/07/xeriscaping-seminars-start/>.

For an example of the new xeriscape right here in Colorado, read "Aspen Aerie" in *Western Interiors and Design*, August/September 2008, page 33.

Board Meeting, June 3, 2008

Discussion of the common areas, sprinkler systems and repairs. Development of a Master Plan for the common areas with the goal of conservation and reduction of water and maintenance expenses.



SHOA WEB SITE

<http://sundanceboulder.com>

Register today on the web site. 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.

IMPORTANT NOTICE

The SHOA Board is working diligently to conserve printing, paper and postage expenses. This is the last year the newsletter will be printed and mailed. We will be using the Sundance web site and email for all community announcements. Please send your email address to Olena by email at olenaarcher@comcast.net or call her at 303-469-3667

2009 SHOA MONTHLY DUES

The SHOA monthly dues are \$47.25.
The SHOA annual dues are a total of \$567.00.

DUES PAYMENTS

Dues can be paid by check, made payable to Sundance HOA.

Credit Card payments can be made using your computer by logging onto 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.

SHOA COUPON BOOK

To access the monthly dues coupon book please go to the Sundance web site: <http://www.sundanceboulder.com/couponbook>. Or click on the **Pay Your Dues** menu item at left.

COMPUTER

If you do not have access to a computer please contact Olena, 303-469-3667 as soon as possible. Printed Coupon Books will be mailed to you.

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. Over the years the number of trash cans left in front of the homes has increased. Garbage is an attractant for raccoons and other critters, which can present a safety hazard. Let's keep our neighborhood safe and looking neat.

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 call Animal Control, 303-442-4030 or check out the City of Boulder pet law at www3.ci.boulder.co.us/publicworks

Thank You from your Property Manager

Did you know this year the Sundance Community is 23 years old? There have been many changes over the years. One of the largest projects was the new playground equipment, which was completed November 14, 2004. The driveways on east Dawn Court and west Sunrise Court have also been upgraded. Currently the four sprinkler main control systems are being repaired and parts replaced. Fortunately over the years the reserve funds have been built and used for just these kinds of large expenses, thus the SHOA has not had to activate a special assessment.

Your elected Board of Directors and volunteers for these projects have enabled us to save on expenses. They have contributed untold hours of research into these projects. This year's Board of Directors have had seven Board meetings and numerous emails. They deserve a big thank-you for their dedication, concern, support and honest approach for the community needs and concerns.

I as your property manager I want to thank those of you who have called and emailed me. Your questions, concerns and information always help us do a better job for you. Please do call.

My sincere thank you.

Olena Archer, Sundance Homeowner Property Manager

Sundance Homeowner Association
c/o Arcadia Real Estate
P. O. Box 6873
Westminster, Colorado 80021

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