

# Panadero Homeowners Association

## **Annual Meeting**

The annual meeting of the Panadero Homeowners Association (PHOA) was held Saturday, July 7, 2007, at the Board of Water Works in Cuchara. It is always good to gather and get re-acquainted and see old friends.

## **Covenant and Bylaws Revision**

The Covenant and Bylaws Revision Committee provided suggested revisions at the annual meeting. The committee deserves our thanks and recognition for their diligence and hard work. The PHOA Board met following the discussion at the annual meeting and made additional changes as recommended by the attorney hired to ensure compliance with the new laws concerning homeowners associations. Your PHOA Board believes that the most significant change included in the revision is the reduction in the quorum requirement. This change will assist the PHOA in its ability to conduct business in a timely manner. Please be sure to review the by-laws and covenants, as a ballot is enclosed with this newsletter. It is very important that you vote or send a proxy in order to meet the current quorum requirements to amend the covenants. *Be sure to vote!*

## **Architectural Committee**

The PHOA is fortunate to have Dan Glenn as the head of the Architectural Committee. Please contact Dan Glenn at 719-742-0272 or Dan Brewer at 719-742-5320 if you will be making any improvements or building on your property. Remember, our covenants protect the beauty and harmony of our community. Please be familiar with the covenants.

## **From the Architectural Review Committee**

It was the beauty of Baker Creek valley and the surrounding mountains that influenced the original investors and developers to craft the Panadero subdivision. In purchasing property here we affirmed both the beauty of the area and the insight of the planners' efforts. To protect and enhance our investment, we need to preserve the harmony of our community and safeguard against measures which would detract from the attractiveness and decrease the value of our neighborhood. We call this maintaining "Community Standards."

Community Standards begin with adhering to the covenants. In addition, they are what we, as a community, desire and establish as policy. The Architectural Review Committee is charged with keeping and disseminating standards and approval of projects that conform to those standards.

With your help, the Architectural Review Committee will carefully develop guidelines and standards that we can all agree and rely on as we develop our own properties and the common areas that belong to all of us. We welcome as much input as we can get. You can reach me at

719-742-0272. Peggy Littlefield and Jim Berg have also agreed to serve on the committee.  
---Dan Glenn

### **Fire Protection**

Dave DeTray, LaVeta Fire Chief, spoke at the annual meeting and reminded property owners to be safe when barbequing. Make sure your coals are cold, especially when windy and especially if you have a wooden deck. Clear dead trees and foliage from your lot. Stack cut wood away from your home and encourage others to take the wood if you do not plan to use it. Clear fuel materials around your house by cutting grass and removing brush.

Jim Littlefield, fire fighter volunteer, will conduct a fundraiser for a new fire truck on August 12 at the Timbers. The time will be set later. Please plan to attend or send contributions care of Dan Brewer at Bachman & Associates. Help keep our community safe for all of us.

### **New Officers Elected**

The PHOA Board has elected Lois Adams as President and Dan Glenn as Vice President. Continuing members of the Board are Nancy Carroll, Bill Coppola, Janet Richards, Ken Strausser, and Bob Woerdehoff . Please feel free to contact your Board members regarding any questions or issues that may arise. Dan and Sheri Brewer may also be contacted. Our thanks from PHOA for their service and support.

### **Contact Information for Panadero Home Owners Association, 2007-08**

President: Lois Adams

719-742-3322

303-322-4384

[loisadams@mac.com](mailto:loisadams@mac.com)

Vice President: Dan Glenn

[dglenn@2g.com](mailto:dglenn@2g.com)

719-742-0272

Secretary-treasurer: Janet Richards

[Jlhr0@msn.com](mailto:Jlhr0@msn.com)

Members:

Nancy Carroll

[nancyginnyluch@yahoo.com](mailto:nancyginnyluch@yahoo.com)

Bill Coppola

719-542-0090

Ken Strausser

[Kachina-sail@msn.com](mailto:Kachina-sail@msn.com)

Bob Woerdehoff

[Bobnsandee@aol.com](mailto:Bobnsandee@aol.com)

Managers: Dan and Sheri Brewer

719-742-5320

[Cuchara2@amigo.net](mailto:Cuchara2@amigo.net)

Architectural Review Committee

Dann Glenn, Chairperson

Peggy Littlefield

Jim Berg

### **A Letter from Our President**

Greetings to Members of the Panadero Property Owners Association,

As current president of the Board I'm writing on behalf of all the Board Members to encourage your participation in our organization. The current board sees its role to be stewards of our property and to support the growth of a sense of community in our association. We're your friends and neighbors who have volunteered because we care deeply about our special property. This year a main focus for the Board is to amend our covenants and by-laws so they are current and legal to effectively protect and enhance our special place.

*"Panadero Property Owners Association* is located in the pristine mountains of Southern Colorado. Our community is located near the quaint village of Cuchara, and is bordered by the San Isabel National Forest." So reads the home page of our new property owners Web site: [http://www.athomenet.com/panadero/outside\\_home.asp](http://www.athomenet.com/panadero/outside_home.asp). (You may want to check the web site out for yourself!)

We are blessed to own property in this truly special place. With that blessing, however, come not only rewards but also responsibilities. In order to fully enjoy our area we have the responsibility to protect and enhance it. That is the main function of the Panadero Property Owners Association – and it will take all of us to make it happen. One pressing responsibility facing us is to bring the covenants and by-laws into the 21<sup>st</sup> century! Our current governing documents were written when the association was formed and are out dated and out of compliance with new Colorado Statute.

You have, along with this newsletter, a copy of the proposed revisions to the by-laws and covenants and a ballot. These documents are *not* intended to arbitrarily control our property, but

rather are a means of fulfilling the association's duty to its members to maintain standards that provide for a beautiful community and protect property values. These proposed amendments have been updated through a process involving input from Board and Association members over the last two years. Please read and take the time to vote on them, either by mail or on-line. Think of your vote as a contribution to protecting this beautiful place and also as a way to sustain your property value.

As we think about responsibility to our Association, we'd like to offer a thank you to Bill Copolla who served as our president for four years and saw us through some challenging times. Bill remains on the Board and is committed to see that the covenants and by-laws are officially updated. When you see him around give him a personal thanks for his dedication and work over the years!

Elsewhere in this newsletter you'll find the names and email addresses of this year's board. Please email any one of us with thoughts, questions, feedback – and maybe even a “thank-you!” We will do the best we can to respond to your ideas and needs. But, also remember, that we can only fulfill the purpose of an association if everyone is involved! Mark your calendar right now for the next Association meeting July 6, 2008. And stay tuned for future news and opportunities you can't refuse to be responsible!

--- *Lois Adams, President*