

## Presidents Letter - Spring 2011

Panadero Members,

May 31, 2011

As spring 2011 winds down and we approach a busy Cuchara summer season we are reminded of the violent weather we all have faced across this great country. We hope that you all have weathered the storm safely and our thoughts and prayers go out to all of those that have suffered so much. Our HOA annual meeting is nearing and we hope to see all of you there. Please note the change in time of the meeting in the enclosed information. The following items will be discussed during the annual meeting and hopefully this letter will serve as a basis for your involvement in this important event.

**ROADS** We have had numerous conversations with Huerfano County about the sad shape our county roads are in Panadero. To date they have been mostly unresponsive and have not indicated any planned repair. We suggest that each of you contact them and express your concerns. They can be contacted through their web site at <http://huerfano.us/> Please contact a board member if you want help with this. Also remember that each property owner is responsible to keep driveway culverts open for proper water drainage.

**HUERFANO COUNTY EMERGENCY SERVICES** Huerfano County does have 911 and reverse 911 services but does require registration of some information (phone numbers) for the reverse 911 capability. Please go to their web site and click on the home page CODE RED button to complete this. The La Veta Fire District, who also provide our ambulance and EMT services, has also reminded us to make sure homes have clearly marked address signs near the road for their use. They have a GPS mark for every address but a large house number sign on the driveway can make a big difference in their response time.

**MAIL BOXES** While our HOA does not own the location where mail boxes are, we have been managing and making improvements as needed. Presently there is no more space for additional boxes and we will make necessary improvements this summer. Please contact a board member if you wish to add a box. We will also try to strike a written deal with the resort owners to validate our use of this space on their property.

**TRASH** A reminder to make sure cardboard boxes get broken down before being placed in the dumpsters. We are also looking into a recycling service and should have more information at the annual meeting. We will not have a rubbish roll-off for non-garbage items this year.

**FIRE MITIGATION PROJECT** Our HOA board, at a 6/9/2010 special meeting, unanimously approved this project to begin the process of making our HOA property more fire safe with an initial effort, the removal of dead firewood from an area just above lot 75 otherwise referred to as the "black hole". This dead wood would be placed on resort parking lot #3, with verbal permission from the then present resort owner, and would be safely burned under La Veta Fire District procedures during the winter months. With the help of many resident volunteers, this effort began on

9/25/2010 and resulted in a great start to a very necessary cleanup process. The parking lot burn was completed on 3/4/2011. Since this time the La Veta Fire District has been very active in an effort to formalize the process of making their entire district more fire safe, including Panadero, and we will have an update on this during our July annual meeting.

**ANNUAL MEETING** Please try to attend this years annual meeting on 7/2/2011 at 3:00 P.M at the Cuchara Sanitation and Water District office in Cuchara. Note the later than normal starting time. Your meeting notice package contains the agenda and other important information relative to this meeting. If you can't attend, we recommend you designate a proxy vote. There will be board member seats needing to be filled and we ask each member to consider volunteering a small amount of their time to help with this important effort. We do plan on having snacks and cold beverages available at this meeting so please participate and meet some of your neighbors too!

**BOARD OF DIRECTORS** Your present board of directors can be found on the HOA web site at [www.athomenet.com/panadero](http://www.athomenet.com/panadero) and we encourage all members to go to this site for additional information. If you have any trouble accessing this web site please contact our HOA manager Marge Thomsen at [spanishpeaksmgmt@hughes.net](mailto:spanishpeaksmgmt@hughes.net) or at 719 989-0872.

Thank you

Jim Berg, President

Patty MacDonald, Vice President

Bruce Zook, Treasure

Harry Shisler, Secretary

Larry Brooks, ARC Committee Chair

Carl "Corky" McGee, Director