



MISSION VIEJO REPORTER

NEWS FROM THE MISSION VIEJO HOMEOWNERS' ASSOCIATION INC.

Vol. 03 No. 1

January 2010

Circulation: 2000

City Obligations Regarding the Library

In preparing this edition, the Mission Viejo HOA has decided to file an injunction to address the 50 year operating agreement regarding our library. We would like to acknowledge those individuals and organizations who have contributed to this cause including Seville Townhomes with their generous contribution of \$1,000. We feel very confident in our legal stance. If you would like to help us out financially, we would greatly appreciate it. You can do this online or by check. We are tracking our library legal defense fund money in a separate account.

It is clear that the City continues to regard Mission Viejo as a long forgotten master planned neighborhood. There are many agreements that the City refuses to honor properly including right-of-way maintenance issues and the Library. Meanwhile, we are told that the City is planning to give over \$90 million dollars in tax benefits to a developer north of Mission Viejo so they can build new libraries and recreation centers.

Why build new libraries when the one in our neighborhood is serving such a large patron population? Why is the City forgetting its obligations that were made when they accepted our neighborhood as a development? Perhaps we should warn those who may be purchasing new homes in Aurora that they might face the same consequences in 35 years.

As for finding money to keep our library open, there are literally hundreds of ways the City could find the resources. It's simply a matter of priorities. The City has what it calls "green" money set aside plus over 30 million in reserves. That's not to mention the fact that the City could easily balance its budget better by cutting other departments more equally. Finally, the City needs to explore sources of revenue that do not hit homeowners with new taxes. An example might be to create a small business loan program with the interest earned used to service the libraries, recreation centers, right-of-way maintenance and to pay off the City's debt obligations. However, initiatives like this require thinking outside the box. Let's hope the City acknowledges its legal obligations with our community and truly addresses our needs.

— Todd McMahan, Mission Viejo HOA President

Mission Viejo HOA Annual Meeting

The Mission Viejo Homeowners' Association annual meeting will take place on January 19, 2010 at 6:30 p.m. in the cafeteria of Mission Viejo Elementary School. As of the preparation of this newsletter, the HOA's agenda will include a discussion on the Mission Viejo Library issue, proposed bylaw changes, right-of-way areas, an update on our trash service agreement with representatives from Pro-Disposal Inc., budget approval, and voting on new officers to our Board of Directors. A copy of the proposed bylaw changes and our proposed budget can be found on the main page of our website.

Please be aware under our current bylaws, in order to be allowed to vote at our meeting, homeowner's need to show evidence of membership. The HOA recognizes membership to homeowners by your name appearing on our Mission Viejo Trash Program paid participant list, your payment of dues/donation or as a community volunteer to an HOA supported event or activity. Proxy ballots have been mailed out to those that we have record of membership. For those that we missed or have been lost in the mail, please print out a copy of the proxy from our website; fill it out and drop it off at the designated location. See you on the 19th!

2009 – Mission Viejo Achievements and Celebrations

2009 has been a banner year for accomplishments and activities sponsored by the Mission Viejo HOA:

1. Neighborhood Trash Service Pays Off. In January, Pro Disposal was voted to be the neighborhood trash service. By the end of May, there were 778 residents enrolled in the program and Pro Disposal began to give a rebate of \$2.00 a month for each resident enrolled in the program. This has created, since June, an additional revenue source of approximately \$1,600 a month!

2. Mission Viejo Reporter has been published each month of 2009 at no cost to the neighborhood. Colorado Lasertype and Todd McMahan can be thanked for this publication.

3. Mission Viejo Reporter has been distributed since February to all of the residents at no cost thanks to a wonderful group of volunteers. This has saved the neighborhood \$3,300 this year. A big thanks to all these newsletter carriers, both present and past: **Dee Klaus, Ron Dunlap, Troy and Zanna Haller, Sean Ratchford, Dala and Randy Giffin, Clarence Fuhrer, Lois and Jerry Kiefer, Marti Kuntz, Amy McDonald, Vance Tucker, Chris and Eric Hammeren, Helga Manna, Sandy and Steve Weiner, Mally Blecha, Elaine and Shelby Lay, Andrea Niernberger, Sharon Wolseth, Nancy Miani, John Dubler, Mary Williams,**

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Next HOA Meeting
Third Tuesday
January 19th • 6:30 p.m.
Mission Viejo Elementary
Everyone is Welcome!

Achievements and Celebrations,

continued from front page


Dan Miller, Tricia Roush, Dena Appleton, Lori and Haley Underwood, Gregg Flannery, Heather Tyrell, Linda and Steve Duhon-Thornton, Rose Ann Bershenyi, and Randy and Cathryn Ridlen.

4. Two Neighborhood Cleanups resulted in the removal of all of the dead junipers on Chambers Road. The area was also cleaned up at that time and weeds pulled and new mulch added to the area. The residents that can be thanked for their hard work and dedication on those days are as follows: **Kris Zerr and company, Tyler, Dena and JC Appleton, Dave Raemer, Shelby and Elaine Lay, Rich and Barb Ferris, Jerry and Lois Kiefer, Don and Connie Bays, Dan Miller, Margaret and Sara McNamara, Betty Richards, Tom Evans, Michael Poyle, Philip, Juanita and Mark Medley, Sharon and Dave Sunstrom, Beatriz Montoya, Sean Ratchford, Todd McMahon, Dorcas Hunsucker, Eric and Chris Hammeren, Suzanna Haller, Michelle, Michael, Frankie and Nick Corrado, Joan Chmel, Lori and Haley Underwood, Scott, Marie, Thea and Wynlynn Bowers, Jessie Fleming, Renee Hutchinson and Halli and Madison, Kim and Killian Sherer, Ron Dunlap, Randy Giffin, Alan Engels, Bob and Ruth Broom, Sharon and Ashley Mooney, Brenda Tompkins, Marty and Dawn Magers, Vance Tucker, Emil Shuesinger and Doug and Carolyn Sprague.**


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Sign up Today for the Mission Viejo Trash Program!

Sign up on the Web or Use This Form



MISSION VIEJO
HOMEOWNERS' ASSOCIATION, INC.
AURORA, COLORADO



PRO DISPOSAL, Inc.

Once 775 participants are achieved, Pro Disposal, Inc. will pay \$2.00 for every paid participant per month to the Mission Viejo Homeowner's Association Inc.

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Last Name: _____

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E-mail Address: _____

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4255 S. Buckley Road, Aurora, CO 80013-2951

Fax it to: Pro-Disposal at 303-289-4374

Drop it off: In an envelope (postage-free) at the Mission Viejo HOA mailbox (#110) in the UPS Store located at 4255 S. Buckley Road, Aurora, CO 80013-2951 in the Quincy Place Shopping Center (just north of King Soopers).

Please make checks payable to Pro-Disposal Inc.

Mission Viejo HOA Board of Directors



MISSION VIEJO
HOMEOWNERS' ASSOCIATION, INC.
AURORA, COLORADO



<p>Todd McMahon, President 303-817-6932 president@missionviejohoa.org</p> <p>Alan Engels, Exec. Vice Pres. & Treas. 303-690-7063 execvicepresident@missionviejohoa.org treasurer@missionviejohoa.org</p> <p>Ron Costa, Vice President vicepresident@missionviejohoa.org</p>	<p>Elaine Lay, Secretary 303-699-0657 secretary@missionviejohoa.org</p> <p>Troy Haller, Board Member At Large boardmember1@missionviejohoa.org</p> <p>Tricia Roush, Board Member At Large boardmember2@missionviejohoa.org</p>
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MISSION VIEJO TRASH PROGRAM

Pro Disposal, Inc., 303-791-3827

MISSION VIEJO HOMEOWNERS ASSOCIATION, INC.

4255 S. Buckley Road, #110
Aurora, CO 80013-2951

COMMITTEES

Neighborhood Watch

Tom Tobiassen, neighborhoodwatch@missionviejohoa.org

Welcome Committee

Tricia Roush, welcome@missionviejohoa.org

WEBSITE

www.missionviejohoa.org
webmaster@missionviejohoa.org

The Mission Viejo Homeowners' Association Inc. is a state non-profit organization. The purpose of the Mission Viejo HOA is to unite the unit owners of the Mission Viejo subdivisions in Aurora, Colorado; to encourage civic improvements within said area, to encourage community activities including, but not by way of limitation, the beautification, maintenance, and general appearance of vacant and improved lots, streets, parkways, entrances, open and recreational areas situated within the area and used in common by its residents; enhance the safety of Mission Viejo; facilitate enforcement of any and all building restrictions, protective covenants, and to otherwise act in the interests of the members of the Association.

The deadline for articles and advertisements is the 15th of the month for the next month's issue except the Jan. issue which is Dec. 6th. **All articles must be approved by the editor for publication, or as space permits.** To submit an article, e-mail an attachment to Todd McMahon at president@missionviejohoa.org. All letters or articles need to include your name and daytime phone number. All articles must be approved by the Board for publication, or as space permits.

To place an ad, call Colorado Lasertype, **303-979-7499** or e-mail getinfo@ColoradoLasertype.com • www.ColoradoLasertype.com

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the Association of the goods or services offered. The opinions expressed in this newsletter are those of the individual authors and not the Board of your Association. Neither the Board, publisher, nor the authors intend to provide any professional service or opinion through this publication.

INCOME	2009 Budget	2009 Actual	2010 Budget
Contributions – Homeowner	\$1,820	\$3,193	\$1,500
Contributions – Corp.	\$8,000	\$6,836	\$20,000
Total Contributions	\$9,820	\$10,029	\$21,500
EXPENSES			
Maintenance & Equipment	\$612	\$517	\$4,500
Accounting – Audit & Tax Return	\$300	\$150	\$500
Internet Fees (PayPal Transactions)	\$84	\$27	\$100
Bank Fees	\$18	\$0	\$25
MailBox	\$144	\$1440	\$144
Welcome Committee	\$0	\$17	\$800
Garden Club	\$0	\$0	\$500
Special Events	\$0	\$569	\$2,500
Legal Fees	\$600	\$2,200	\$2,750
Gifts / Awards / Donations	\$250	\$100	\$400
Website	\$215	\$255	\$252
Newsletter	\$3,551	\$324	\$500
Office Supplies	\$180	\$62	\$250
Printing / Copying	\$500	\$40	\$600
Postage	\$266	\$0	\$700
Spring / Fall Clean-up	\$0	\$1,438	\$3,000
Landscaping	\$0	\$1,439	\$0
Covenant Control	\$0	\$0	\$779
Insurance	\$0	\$2,190	\$0
Special Event	\$122	\$0	\$150
General Liability	\$1,668	\$0	\$1,700
D&O Insurance	\$710	\$0	\$750
Storage	\$600	\$595	\$600
Total Expenses	\$9,820	\$10,067	\$21,500
Total Income – Expenses	(\$0)	(\$38)	

Achievements and Celebrations,

continued from page 2

5. Mission Interdependence Day - Fourth of July Celebration was celebrated in Mission Viejo Park by over 500 Mission Viejo residents thanks to the efforts of the many sponsors and these residents: **Elaine Forkes, Troy Haller, Todd McMahon, Alan Engels, Ron Costa, Steve and Sandy Weiner, Lori Underwood, Tyler and Dena Appleton, Katrin Woolridge, Boy Scouts and leaders from Pack 749, Audrey and Rosamond Hopkins, teen volunteers from the Smoky Hill AVID program** and many others.

6. The Welcome Committee of one, **Tricia Roush**, has welcomed all of the new residents this year into Mission Viejo with a Welcome Packet and an invitation to become a patron of our neighborhood trash service. Thanks Tricia for all of your hospitality!

7. The Flower Garden in the park is in much better shape these days thanks to a group of volunteers led by **Dala Giffin, Dala and Randy, Ed Lewis, Darlene Fulton, Sandy Weiner, Elaine Lay, Jerry and Lois Kiefer and Helga Manna** have weeded, planted, watered and spread mulch to the area to rejuvenate an area that had become overgrown with weeds. Thanks to all those gardeners!

8. Music in the Park event was held in the park on September 7 and was attended by more than 150 residents. This annual event was presented by members of the Aurora Symphony Orchestra and organized by **Todd McMahon, Alan Engels and Elaine Lay. Lois Kiefer and Carol Tobiassen** helped with the root beer floats.

9. Christmas Lights to decorate the Mission Viejo neighborhood signs were hung by **Tom and Carol Tobiassen, Todd McMahon, Randy and Dala Giffin, Ron and Dede Dunlap, Jerry and Lois Kiefer, Charlie Hunsucker and Dawn and Marty Magers.** Thanks for making our neighborhood brighter!

10. As this article is being written it is not yet known if the residents of Mission Viejo were able to save their neighborhood library. Many residents have put in a lot of time and effort not only to save our library, but many residents also worked very hard to get the 4A ballot initiative passed. **Todd McMahon, Rose Ann Bershenyi, Dena Appleton, Tricia Roush, Elaine Lay and Jerry and Lois Kiefer** should be thanked for their time and efforts on this project. If the library is allowed to serve our neighborhood, many volunteers will be needed to shelve books and help with other library services. Please come to the Annual Meeting to find out how you can help with this worthwhile cause.

11. Right-of-Way Negotiations with the City. This has been an ongoing project carried out principally by the HOA board led by **Todd McMahon.** This is another issue that has not as yet been decided and will be an ongoing issue in 2010. A special thanks goes to Todd McMahon for all of his dedication to this issue!

12. Neighborhood Watch. Our community has been made a safer place due to the efforts of our Neighborhood Watch committee, again a committee of one, **Tom Tobiassen.** Thanks, Tom, for your care and concern!

Make one of your New Year's resolutions to volunteer to help keep Mission Viejo a nice safe neighborly place to live! Come to the annual meeting to find out what is happening in the neighborhood and also to find out about volunteer activities for 2010.



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Helpful Renovation Hints

Many residents in Mission are getting new roofs and investing in home improvement projects. This is a great strategy to take during these hard economic times. Labor and materials are fairly competitive and hopefully when the economy fully recovers all that investment will be rewarded. Here are some tips and advice:

PROTECT YOUR HOME FROM COSTLY CONCRETE REPLACEMENT

Driveways, sidewalks, walkways, brick, patios and structural foundations erode after time. Once a crack is visible, it is critical to fix the concrete problem before it progress into a larger issue. Untreated concrete cracks could result in costly concrete replacements. When small cracks appear and water enters, it creates pockets that expand and heave cracks. As winter approaches, the water in the cracks will freeze and also push concrete apart allowing more water and eventually more damage. These cracks can compromise the stability of your home, reduce the value of your home and pose potential trip hazards. Treating early cracks is an inexpensive way to extend the life of your driveways, patios and foundations.

REMODEL YOUR HOME SYMPATHEICALLY TO ITS DESIGN

In general, it is suggested that unique design elements such as exterior wood beams, false balconies, shutters, split rail fences and any original rock or brick materials should be maintained for all residences. These distinctive features and finishes help to characterize the properties and should be preserved. New additions, exterior alterations, or related new construction should not destroy the original materials that characterize the property. New work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

Teen Services

To add your teen's name, please call **Colorado Lasertype** at **303-979-7499** and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting * **Red Cross Cert.** for CPR **(L)** Lawn care **(S)** Snow removal **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

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Kim C.	16	B	303-981-3261
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Trevor D.	12	P/L/S	303-841-5266
Christina G.	15	B/P	720-785-0272
Tyler H.	16	P/L/S	303-667-6566
Sara S.	15	B/P	303-518-8140
Carly T.		B*/P	720-366-4822

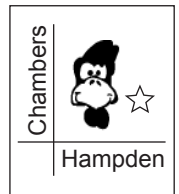
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CLASSIFIEDS

Classified ads are \$3.70/line for 2010. Call **Colorado Lasertype at 303-979-7499** to place an ad. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th.

CONCRETE REPAIRS: Fix small concrete repairs to avoid costly replacement: Ideal Restoration/Sean 720-422-4236

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CERTIFIED DISTRESSED PROPERTY EXPERT (CDPE); Need advice regarding a loan modification? Or, need help with selling your home under short sale guidelines? Please call **Theresa Geis**, Broker Associate, Re/Max Master's, Inc. at 720-837-3784 (Long Time Meadowood Resident)

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It's Easy to See - Join the HOA and Support Your Community

Enroll In The Mission Viejo Trash Program!

Here is a comparison of the monthly fees charged by Waste Management and Pro Disposal Inc.:

Waste Management: *Monthly Rate:* \$15.5 plus fuel charges and environmental fees around \$8. *Recycling Fees:* Must purchase 18 or 96 gal. container (\$23 or \$127). Monthly fee \$4. *HOA Contribution:* None.

Pro Disposal Inc.: *Monthly Rate:* \$16, no extra fees (annual discount available). *Recycling Fees:* Use your own containers. No extra fees. *HOA Contribution:* \$2 a month from each household every month (once there are at least 775 paid participants).

As you can see, the HOA-sponsored trash program is an excellent value. Now is a great time to join. Sign up today via the web at <http://www.missionviejohoa.org/trash.htm> or fill out the sign-up coupon in this newsletter and mail it out today!

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Mission Viejo HOA Financial Report

Alan Engels – Mission Viejo HOA Treasurer and Vice President

Beginning Balance 1/1/09			\$ 2,813.09
	Budget	Actual	Difference
YTD Income-Dues	\$1,820.00	\$3,327.22	\$1,507.22
YTD Income-Corp. Contrib.	\$8,000.00	\$10,144.35	\$2,144.35
YTD Budget Expenses	\$9,820.00	\$4,866.77	(\$4,953.23)
YTD Library Defense Expenses	\$0.00	\$2,206.37	\$2,206.37
YTD Non-Budgeted Expenses	\$0.00	\$4,144.42	\$4,144.42
Current Balance 11/16/09		\$5,282.10	

Mission Viejo Veterinary Hospital



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