



MISSION VIEJO REPORTER

NEWS FROM THE MISSION VIEJO HOMEOWNERS' ASSOCIATION INC.

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An Urgent Call to Sign Up for Mission Viejo's Trash Program!

Help Set the Course for a New Civic Community!



Mission Viejo can become a more vibrant and responsive community with your participation in the Mission Viejo Trash Program. The vision we strive to uphold is to create a greater sense of community. Mission Viejo is an award winning master planned neighborhood. The design, influenced by the Mission Viejo Company's successful development of Mission Viejo California, followed key planning elements recommended by the Urban Land Institute including having a recreation center, library, neighborhood school, space for religious institutions, shopping centers, parks, greenbelts, parkways and finally a relatively new concept - the creation of a homeowners association. Although homeowners associations have a long history, they primarily functioned initially as voluntary civic institutions.

By 1972, when Mission Viejo was



approved for development there were hardly any mandatory homeowners associations for single family construction projects. Almost all the major neighborhood developments in the Denver area built between 1968 - 1975 had no mandatory associations even though many, like Mission Viejo, were built with restrictive covenants. Looking back on our organizations' history we can see that even before there was any drive to initiate mandatory dues, the Association lacked the revenue it needed to conduct the projects and programs many wanted the HOA to be involved with.

While the HOA should have done a better job of investigating the legitimacy of having mandatory dues, we should not fault their efforts at trying to find a

solution to this revenue need. The HOA was wrong to force the residents to pay mandatory dues and the struggles the Association faced with those who were for and against the dues deeply divided this community. Thankfully as of December 2006, the Association finalized the outstanding lawsuit. The original judgment in 2003 found the HOA not liable or negligent. In 2006 the Plaintiffs appealed the decision not to award damages and the court ordered a mediated session to resolve an award of damages dispute. In July of 2006 all parties agreed

SIGN UP TODAY!!

to an out of court settlement that included a small class action award and attorney fees. The Association's prior insurance policy covered all of these payments. The Association meanwhile has been in continuous operation, in good standing and has never carried a debt.

Two and half years ago I led the board

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New Mission Viejo Trash Program: Sign-Up Form on Page 2

Sign-up today!! The purpose of this program is two fold:

1) This new program will reduce truck traffic on our streets on a daily basis. It will also minimize all of us having to look at garbage every day of the week, minimize trash blowing around our neighborhood and give us an excellent trash service and recycling program and

2) We are trying to form a partnership with this new trash service provider that allows us to put some of the revenues that come from the pickup charges back into our community for improvements, which supports your property values. Simply put, there are many positives to this program and literally no down side. Due to garbage truck pick-up route schedules and the price of fuel,

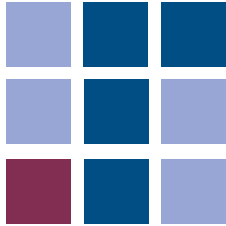
we need to have a minimum of 400 residents to sign-up for the program in filings 1, 2, 12, 15 and 16 by August 1, 2008. The targeted start date for the trash service to begin is August 1, 2008. Once that number has been reached other areas can also begin service. Waste Advantage will notify you regarding your designated pick up day. Residents are solely responsible for canceling any of their own previous trash service agreements. Each week you are entitled to put out six cans or bags of household garbage and six bags or tied bundles of branches of yard waste each week. That's a lot of service for the money! You can find more details on the Mission Viejo HOA website. If the HOA fails to obtain 400 residents in these areas then the trash service

will not happen for any filing. We will notify you of our progress. Please sign-up today!! (Residential homeowners within the Mission Viejo HOA (for all filings) interested in the program should sign-up now!) If you are currently signed up with another trash service please tell us what date after August 1, 2008 we can begin this program for you.

Next HOA Meeting
Third Tuesday
June 17th • 6:30 p.m.
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Sign up Today for the Mission Viejo Trash Program!

Sign up on the Web or Use This Form



Service Information

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Last Name: _____

Street Address: _____

City, Zip Code: _____

E-mail Address: _____

Phone #: _____

Rate Per Mnth \$16 / Rate Per Qtr \$48

Start Date (Month/Year): _____

Comments: _____

Mail this form to: Waste Advantage Inc.
1970 S. Valentia St. Unit E, Denver, CO 80231

Fax it to: Waste Advantage at 303-695-6742

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).

Mission Viejo HOA Board of Directors



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president@missionviejohoa.org

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MISSION VIEJO HOMEOWNERS ASSOCIATION, INC.
4255 S. Buckley Road, #110
Aurora, CO 80013-2951

COMMITTEES

Mission Interdependence (4th of July) Day Committee
Lori Underwood, loribellej@gmail.com

Neighborhood Watch
Tom Tobiassen, neighborhoodwatch@missionviejohoa.org

Website
www.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 • 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.

Weeds and Tall Grass Violations

As spring approaches we must remind residents that the city of Aurora's Zoning Code Regulations (ARTICLE III, Sec. 142-73) specify that it is the responsibility of the occupant and/or owner of any property to cut and remove all weeds over eight inches in height on any developed property and 12 inches in height on any undeveloped property. Weeds growing outside the rear and side yards, along the peripheral neighborhood fences, fences of the inner-circle area or along the greenbelts must also be cut and removed or you may risk receiving a violation notice from the city's code enforcement officers. To report a city zoning code violation or graffiti please call the Access Aurora at 303-739-7000 or email them at access@auroragov.org

Trash Program, *continued from front page*

in efforts to rebuild the Association. Our first step was to terminate our contract with the management company. We then set up a new business bank account, created an improved community web site and celebrated our 35th anniversary by reaching out to our sister community in California and worked with the City of Aurora on many issues. Large issues have come up in that time and we have tried to stand up with one voice representing the community on issues such as the pawn shop, foreclosed homes, vagrants in the community, trash clean-up efforts, truck traffic along Hampden and many others. Our primary focus is to be a civic organization that is helping to protect and promote our community with goal of retaining and enhancing our property values. We believe we have found a solution to a lack of resident involvement with this trash program. Once we reach 400 participants, two dollars from each resident per month (only \$24 a year) will go to support the HOA. The trash program then gives us an opportunity to give you an immediate benefit of membership in the Association and indirectly enhances your property values by having a single trash provider giving you first class trash service. By joining the program you will be helping us to ensure that we will have a monthly neighborhood newsletter, or money for future periphery area clean-ups, or possibly offering an affordable supply of adobe (slump block) bricks (not found from a supplier in Colorado) in case a pillar or wall comes down, or possibly even having the Association fund small educational scholarships to the children living in our community. We have no intention of wanting to revive our past mistakes – like employing a management company. Our efforts are ones that are geared toward straightforward honesty and responsiveness. Most of all we want to see the fulfillment of our vision for the community.

It can all happen by signing up today for the trash program. The single greatest thing our community can provide to our residents is our collective buying power. With this shared commitment great things can happen, but you must show your support now or this opportunity and the future of the Association to do the many things residents would like to see it us do may never be realized. We need at least 400 homes to sign up to the program in filings 1, 2, 12, 15 and 16 **before August 1, 2008**. Once we have this number we will recruit other areas in the community. But please don't wait till the last minute to sign-up. Waste Advantage needs as much time as possible to plan for their service and make sure you are ready to begin this service. So please sign up **today - right now** - via our web site, or send in the form found in this newsletter. Together we can make Mission Viejo once again be a *community of great faces, places and spaces!*

— **Todd McMahon, President**

New Public Art in the Park

New construction is taking place in Mission Viejo Park on the east side of the baseball fields with the installment of a \$90,000 outdoor solar powered artwork sponsored by the city's Art in Public Places program. The piece titled "Passages," by California artist **Sheila Ghidini**, conceptually and visually synthesizes three aspects of the Mission Viejo Park and surrounding area: the ever-present Rocky Mountains, the history of the Smoky Hill Trail and the Native Americans who once inhabited the area. Public art represents an opportunity for Aurora to establish a unique identity and to contribute to the civic pride of the community.

Neighborhood Garage Sale

The Board of the Mission Viejo HOA has designated June 20 – 21 to be the dates for our neighborhood garage sale. We will have signs up near the entrance ways, so this is your chance to recycle all your non-wanted items and earn a little cash. Please join us by holding your garage sale these two days! Please note however it is prohibited by city zoning ordinance to place **any** "Garage Sale" signs on light poles, stop signs, median strips, in parks or in any State "right of way." Up to four signs with



addresses may be displayed to advertise your garage sale. Residents may only have four garage sales per calendar year per address, for 72 consecutive hours. Items placed outside must be removed and stored in an enclosed structure by sunset each day.

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Save Water-Xeriscapel!!

Xeriscaping can be referred to as a garden design with very low water requirements. The advantages of xeriscaping are many. It saves time and money, conserves water resources and pest and disease problems are minimal. Besides that, it is low maintenance, has low fertilization requirements and preserves landfill space.

Because water resources are becoming so precious in the 21st century, the city of Aurora is encouraging homeowners to consider xeriscaping in their yards and neighborhoods. Due to the success of last year's program, the city of Aurora increased funds to \$320,000 in order to assist more customers this year. Aurora water customers looking for ways to reduce their water costs while beautifying their landscapes can apply for a Xeriscape Rebate. In order to qualify for a rebate, applicants must submit a design. They can receive assistance in creating their plan through a two-part planning and design course. The course can be done online or you can take a group class. The last *Preparing For Your Design* class this summer is June 4, 6 to 8 p.m. at the Aurora Central Library. After you complete the course you register for a One-on-One design consultation. The last One-on-One Design class is June 14, 8 a.m. to 5 p.m. There may be more classes scheduled in the fall due to the popularity of the program. You will walk away with an attractive Xeriscaped Landscape Plan. You can call **Zach Versluis** at 720-859-4366 or **Lynne Chardoulis** at 303-739-7195 for more information.

Once you have your plan you have three months to complete the Xeriscape project. It is very important to remember that you can't begin any work until your project is approved. Also the designs must meet the city code. You can purchase your plants

from any garden center. The mulch is free from the city, but homeowners must pick up the mulch themselves. The city does not recommend the use of landscape fabric. Once the project is completed the city inspects the project checking such things as square footage and depth of mulch, appropriate plant material and the irrigation system. The rebate is based on the square footage of turf replaced with low water use plant material. Actual amount of rebate will be determined at the inspection and depend on the homeowner's implementation of the approved plan.

Several people in Mission Viejo received the rebates last year. The residents who were interviewed for this article are **Brad and Cindi Threlkeld** at 3848 South Hannibal Street. Brad and Cindi had debated for years about xeriscaping, but they were not sure about what to plant or how to go about it. When they saw the Xeriscaping program that the city of Aurora had, they finally decided to go ahead with the project. They were very happy with the assistance that they received from the city in formulating their Xeriscaping plan. Before they had their one-on-one consultation, they visited the city of Aurora's Xeriscape Garden that is located at the northwest corner of Alameda Parkway and Chambers Road. There are six acres of rolling hills and beautiful plants to assist you in selecting plants for your yard. The other garden is Kuiper Garden at 14201 East Hampden Avenue. With Zach's input, some of the plants they chose were: Mohican viburnum, Austrian pine, three different varieties of sumac and several penstemon.

Once they had the consultation, and their plan was approved, the work began. The first step was to kill the existing lawn, which Cindi had already done after her very first meeting with Zach.

continued on page 5

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Save Water-Xeriscape!!, continued from page 4

She was so excited about the project that she surprised her husband by coming home and spraying the entire yard with Roundup! They also removed some existing plants that were not part of the design. Once the lawn died, they planted the plants that had been selected in their plan. They did not even have to remove the grass. Planting was difficult in some areas because of hard soil. Brad and Cindi were so grateful for all of the help that they received from their neighbors, who helped with the entire project. The mulch, which is free from the city, had to be picked up and loaded in trash cans and spread on the yard. The Threlkelds received their rebate about 6 to 8 weeks after the inspection. Since the Threlkelds have a large corner lot, the rebate paid for almost all of their plants.

Cindi said there are several wonderful things about the entire project. It was a great way to meet people. Many people would stop by to ask about what they were doing and they still stop by when they are out working in the yard. The birds absolutely love their yard. And the yard is much more fun now than the lawn because of the excitement over plants growing and blooming. Even though they did not use landscape fabric they have experienced very few problems with weeds this year. The weeds that have come up are much easier to pull than the weeds they had in the lawn.

Brad and Cindi are very pleased with their yard, as they should be. It looks great and the cost of watering with a hose is minimal. Be sure to drive by and have a look at this beautiful ecologically friendly yard created by Zach Versluis, the Threlkelds and their neighbors!

—Elaine Lay, Secretary

What a Difference a Year Makes

When phone salesman Paul Potts told the judges on Britain's Got Talent (a competition show like American Idol) that he was going to sing opera, judge Simon Cowell rolled his eyes and made a stinging remark about the contestant's cheap suit. But Potts was used to bullies and unkind remarks—he'd heard them all his life. Something much bigger was at stake for him in that moment. He had talent and he knew it. What he'd always lacked were the means and confidence to pursue the singing career he dreamed about. This competition was a long shot. But it was also his last desperate chance to connect with the recording industry and climb out of debt and a dismal job. And so he sang.

The Welsh tenor knocked the judges' socks off and brought the audience to tears with his performance. It was just the validation he needed to boost his confidence. Now, two CDs and two tours later, he insists he will remain the humble "everyman" he's always been—just with better suits.

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2008 Donation Campaign Kick-Off Begins

After we obtain the initial 400 and until we have over 600 residents participating in the trash program as substitution for our normal collection of dues, we will still continue to graciously accept your donations to fund our operations.

Because we are caught in this transitional time between having the trash program be the primary means of funding the Association, in lieu of our normal call for membership support, we ask you to still please consider donating to the Association to maintain our trash program campaign and all of our other programs. The 2008 Campaign for Financial Support via voluntary dues will begin in July. We ask Mission Viejo Homeowners to contribute \$50 per year toward the operating expenses of the Association.

Our operating capital account has diminished over the past few years and the costs of sending correspondence to each resident has increased by more than 20% over the past two years. The Board felt it reasonable and responsible to send out our first campaign notice request through our newsletter.

Many Homeowners have asked us what has been done to reduce costs. The 2002 budget was nearly \$100,000. The 2008 budget is only 15 percent of the 2002 budget. You can see the 2008 budget on our website, MissionViejoHOA.org. Board members and volunteers have taken on responsibilities normally taken care of by a management company. We have also saved funds by changing the Association's insurance coverage.

During that period we reduced voluntary dues from \$80 to \$50, annually. The Board has responded to your requests and will continue to do so in the future. However, our programs can not be realized without your support. Please send your 2008 voluntary donations to support your community organization.

Savings can also increase as residents sign up for e-mail notification and we will rely on the newsletter to communicate with homeowners. A single mailing costs more than \$1,000. Newsletter delivery is about 25% of that and maintaining the webpage is less than \$500, annually. We will work to communicate with as many residents at the lowest cost, but we need your help to do so.

Donations can be made via credit card at our website or by mailing your checks to: Mission Viejo Homeowners Association, 4255 S. Buckley Road, #110, Aurora, CO 80013. Include your name and address of your property.

The Board would like to thank you for your continued support and we look forward to continuing to serve our community.

—Alan Engels, Treasurer

Bike to Work Day

June 25th is Bike to Work day. Why not start your journey from home to work on one of our many green-belt bike paths or along west Toll Gate Creek Trail that runs along the west side of Mission Viejo Park? The day will be filled with festivities in and

around the Denver-Aurora area. Many small way-stations are planned, including free breakfast at over 30 locations, the Egg-Less relay at lunchtime, and the Bike Shorts Film Festival after work. It a great way to save gas and have fun! Don't forget to register (it's free at www.DRCOG.org).



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Please Join Us for Family Friendly Fun – Meet Your Neighbors!

Friday, July 4th 2008 10 a.m.–1 p.m. Mission Viejo Park

Decorate yourself, your bike and/or your pet to join our patriotic parade.

BBQ lunch will be provided to the first 500 residents following the parade.

Activity booths and demonstrations for kids of all ages will be set up following the parade.

What to Bring:

- A dessert to share
- Folding chairs/blankets for your family to relax on
- Donations jars will be put out to help offset the cost of this event and support Mission Viejo HOA – every little bit helps!

Our 5th annual patriotic parade will stay on the bicycle path within the park. The categories for prize ribbons are: Best Decorated Bicycle – Boy, Best Decorated Bicycle – Girl, Best Design - Wagon or Stroller, Patriotic Pet, Most Patriotic Walker, Most Patriotic Baby, Most Creative Decorations and Wildcard. No motorized vehicles please!

If you are able to volunteer to help on the day of the event, or are interested in joining the team that will be planning next year's event, please contact loribellej@gmail.com



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An Immediate Effect

In January 2007, France instituted a ban on smoking in public places. One year later, researchers found that heart attack rates had been reduced by 15 percent. Because the number of smokers did not decrease, researchers attribute the drop in heart attack rates to the fact that the public now lives and works in smoke-free environments.

—The European Society of Cardiology

Spice up Your Health

An apple a day may keep the doctor away, but half a teaspoon of cinnamon can have remarkable effects, too.

Government researchers report that cinnamon improves insulin activity, which in turn improves blood sugar concentrations. According to the United States Department of Agriculture, consuming as little as about a half teaspoon of cinnamon a day can lead to dramatic improvement in blood sugar for people with Type 2 diabetes. Those who have elevated glucose, triglycerides, LDL cholesterol, or total cholesterol levels may benefit from the daily inclusion of cinnamon as well, researchers say.

Consuming this amount of cinnamon is safe and users should not experience any ill effects, the researchers say. Shake a little in your coffee, or make tea with ground cinnamon or cinnamon sticks. The good news: The active ingredients are not destroyed by heat. Try it in your oatmeal, on vegetables—even in main dishes like spaghetti or meatloaf! (Note: The active components are not found in cinnamon oil.)



Should You Throw Out Your to-do List?

To-do lists have long been the traditional approach to managing schedules and commitments. But today there's a growing trend to get rid of the to-do list. Should you? That depends.

If your to-do list works for you, why throw it out? But if you're like a lot of people and you use your to-do list as a sort of ongoing, guilt-inducing reminder of things you need to do but keep putting off, then tossing it might be the best move for your emotional well-being.

Here's one way of dealing more efficiently with tasks that need to get done: As each task arises, ask yourself when exactly you are going to do it. Then write it on your calendar or put it in your electronic organizer, giving yourself an appropriate amount of time to accomplish it. When the day arrives, you will look at your calendar and take care of the task at the allotted time rather than letting it loom on your to-do list every day.



Before You Retrieve Your Next E-card . . .

Beware: E-greeting cards are a great resource for phishers. Disreputable sites, according to PC Magazine, can scan for and collect personal information from people who send the cards and from the recipients who click to see their cards. Take care when choosing the site you use: Is there a trustworthy organization behind it?

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