

Casitas Montana News and Views

October 1, 2010

The Casitas HOA paid for Flood Insurance is going to expire **very** shortly. All owners should check with their lender to see if they require you to carry flood insurance? ANY questions please call me - Last reminder

Please watch your pets when they go outside. Do not let them run wild. Also, *PLEASE* pick up after your pets. Feces can transmit disease, and it is against HOA and city laws. Fines will be assessed if you are seen not complying with this rule. Help our community and do your part. Since the HOA does not have any extra money, I have personally donated and installed a "pet station" that should have doggy bags for you to use. It is my gift to the HOA and I wish to do my part in helping resolve this on-going problem.

Speaking of "no money"..... the HOA has been struggling NOT to increase dues. In a difficult time, we are trying to provide for the same amenities we all have enjoyed in the past. One of those amenities is the spa? It costs us over \$200 per month to heat the spa. During the summer we do not heat the spa to save money. Now cooler weather is around the corner (hopefully?) and we again need to access what we spend our money on? Do we heat the spa? How many people use it? Should we buy a cover and try to conserve energy?

Other topics that need to be addressed are:

Water meters – Should we install individual meters so owners pay for what they use?

Misters around the shaded gazebo – Should we get them working again?

Pool Furniture – The pool furniture is getting in very bad shape. Should the HOA buy new?

Low voltage lights around the pool – Should they be removed? Or, replaced?

Pool Equipment - We have cartridge filters now. They cost a lot to clean and maintain. Should we replace them with a sand system? Overall it will cost us more now, but should save us money in the long run?

These decisions should be made by all owners and not just the HOA board. Please contact me or any board member with your thoughts of what we should do and what we should not be spending our money on. This is your community, let us know. I have provided a quick easy to fill in Comment Form at our web site www.casitasmontana.com there is a link to it under HOA Members Only, or you can go direct to <http://sunset.webplus.net/page11.html> .

The night time security lights on the sides of all buildings are starting to burn out. They have lasted about 5 years!?! Not bad? Please let me or Dustin Snow know if you spot any that need to be replaced.

Reminder that you should check and replace your furnace filters at least every 6 months. It is easy to put it off, but put it down on your "To Do" list every 6 months.

Referral fee – I currently have 1 unit vacant and available. It is unit 203 in building 2. Nice upper unit with many upgrades. My first option is to sell it for cash, but I understand with the current financial problems this is not very easy, so I am open to a lease, a lease-to-own, a sale where I carry the financing and act as bank. It is my goal to get a great person in that unit that will blend well with the rest of the owners here. So, "**Pick Your Neighbor**" and get paid. If you know if someone interested in moving, and might be interested in living at Casitas, please let me know. Referral fee ranges from \$50 for a rental to \$500 for a purchase.

Let me end with commenting that I know these are tough times for everyone, but *please* try your best to promptly pay your HOA dues. If you do not pay, it simply shifts the burden on the rest of the HOA? I will NOT name names, but there was an owner that "skipped out" owing the HOA around \$1500! That HURTS EVERYONE! We, the HOA Board, are NOT going to let that happen again. IF you decide to not make your bank payments, that DOES NOT have anything to do with your HOA payments. See complete article at <http://www.casitasmontana.com/payhoafees2.pdf> It is unfair to increase HOA dues because someone else did not pay? Please be informed that all past dues will be dealt with quickly and with all legal methods allowed by the HOA. The HOA WILL take prompt action (if needed) which includes termination of the water supply and other HOA paid for benefits/amenities. It is only fair to the rest of the owners that are paying. Please see part of the article included with this newsletter which addresses HOAs and their financial problems they are facing today.

How much money do we take in? Where does it go? I certainly want all records to be open. I have started to post all monthly income and expenses on our website. Check it out. There are 20 owners/residents, and everyone living here needs to get involved! Email your board members your thoughts and ideas, be part of the solution.

Please express your opinions and thoughts. This is your community.. Get involved!

William Jugenheimer

Member of Casitas Montana HOA Board