



Arabian Acres POA Newsletter



May 2011

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The Manitou Incline-A quick hike with a great workout.

Annual Meeting— Sunday May 22 at 1:00 PM

Arabian Acres POA will hold its Annual Meeting on Sunday, May 22, 2011 at 1:00 PM. As always, the meeting will be located at The Lost Dutchman in Trout Haven.

The POA will provide food and drinks to include mini sandwiches, chips, soda, coffee, and dessert. Please bring the family! We will have **DOOR PRIZES!** (You must be present to win)

This year we will have the Teller County Sheriff Department speak about getting our Neighborhood Watch pro-

gram up and running again.

Chuck Hallam and Lynn Wil- low from our Arabian Acres Metro District will speak on the status of the water district.

Nell Carnein will speak on the Friends Of Florissant

Your AAPOA President will speak on the possible dues in- crease. We have about 20 mem- bers that are delinquent in pay- ing dues, and we are allowed to use a collection agency to try and collect dues. This is some- thing that will cost us money, so I will have to do some research and find out exactly how much cost we would have to incur as a

result of using a collection agency to try and collect dues.

The Lost Dutchman Resort can handle private events, business retreats and wed-



Lost Dutchman Resort
719.686.7738

ldutchman1@aol.com

Upcoming Local Events

May 12-14: Munchkin Mar- ket. Woodland Park Com- munity Church. Th 5-8pm, Fr 9am-1pm/5-8pm, Sa 9am- 1pm 331-5880

May 15: Woodland Park Symphony Spring Concert. Ute Pass Cultural Center (WP) 5-7pm 687-2210

May 25: Ribbon Cutting - Teller County Search and Rescue. Ute Pass Cultural Center (WP). 5-5:30pm 687- 9885

May 25: Treasure Hunter. Ute Pass Cultural Center (WP) 6-8pm 687-9281 x132

June 4: Pre-Farmers Mar- ket Plant Sale. Bergstrom Park 9am-2pm 689-3133

June 4: City Wide Garage Sale. Woodland Park High School 7am-2pm. 687-3900

June 10-September 30th: Farmers Market. (Downtown WP) Every Fri- day from 7am-1pm. 689-3133

June 11: Woodland Music Series-Festival Orchestra Concert. Ute Pass Cultural Center (WP). 7-10pm. 687- 5284

July 4: Old Fashioned 4th of July Celebration. Memorial Park 8am-3pm 687-5218

July 5: Symphony above the clouds. Woodland Park Mid- dle School 5:30pm-9:30pm 686-5223

July 23: 4th Annual Lost Dutchman Music Festival. Lost Dutchman Resort (Divide) 2-10pm 686-7738

August 3-8: Teller County Fair. Teller County Fair- grounds (Cripple Creek) 641- 6268

August 6: Annual Moun- tain Arts Festival. Ute Pass Cultural Center 10am-5pm 686-7469

August 13: Woodland Mu- sic Series-Blues & Jazz. Ute Pass Cultural Center 11am-2pm 687-5284

August 27: HeartSaver CPR & First Aid. Pikes Peak Regional Hospital 9am- 3pm 689-2733



We would like to get your **ideas** and **suggestions** on what you would like to see in our community and your **help** to implement them!

Divide Slash Site is open!
April 15th through November 6th.
Every Friday, Saturday and Sunday.
Check their website for details
divideslashsite.com
(719)748-0033



Be Bear Aware!
 The bears are out. Spring is a crucial time for people to avoid attracting bears since the habits they pick up in spring can stay with them. Keep trash, pet food, livestock feed, bird seed and other attractants away from bears. If bears don't find "people" food, they'll return to the natural forage with which they evolved.

UNCLAIMED FORECLOSURE FUNDS - BY BOB CARNEIN, RESIDENT

Other than the death of a loved one, few things could be more traumatic than losing one's home to foreclosure. In 2010, 320 files were opened and 182 foreclosure sales were held in Teller County. Many people who have been through this process don't realize that they may be owed money from the home sale. After all of the bills are paid, any residual money is supposed to go to the former owner.

State law requires counties to hand over the excess funds, but it doesn't require counties to search very hard for the person who owned the home. In fact, counties commonly send a letter to the last known address, which is usually the home that has already been sold, and to publish the

names a few times in a local newspaper. If the former owner has moved away, he or she is unlikely to know about the money. After 5 years, the county can keep any unclaimed funds.

If you have suffered a foreclosure and the home has been sold, you can find out whether you're owed money. Contact the Public Trustee in the county in which the house is located. In Teller County, the Public Trustee is Bob Campbell, P.O. Box 367, Cripple Creek 80813; call 719-689-2985 or e-mail campbellr@co.teller.co.us. You may be able to do this online: search "Teller County Trustee" and follow the links for foreclosure-sale information.

GIVE YOUNG WILDLIFE THE SPACE IT NEEDS

GRAND JUNCTION, Colo. - The Colorado Division of Wildlife is reminding the public that the well-intentioned impulse to save what appears to be an orphaned or abandoned animal can often lead to unintended consequences, including the death of the animal.

"A human baby that has been abandoned is a crisis that needs immediate attention, but this is not the case with baby animals," said Watchable Wildlife and Volunteer Coordinator Trina Romero. "In fact, the instinct that leads a female animal to leave its offspring alone for long periods of time is a natural method of protection. The **last** thing it needs is human intervention."

Deer are a common example. Newborn fawns are naturally well camouflaged, don't emit odors that attract predators and can lie very still for a long time. As a result, they are actually safer if their mothers leave them on their own. But, if the mother of a young animal does not return for more than twelve hours, or it is obvious that it has been hurt or killed, it's best to report its location to the Division of Wildlife. "By leaving the animal alone and reporting its location to the Division of Wildlife, our trained personnel or volunteers can respond and make the determination about what is best for the animal."

People are cautioned to avoid "rescuing" the animal themselves or trying to keep it as a pet, which in most cases is illegal. Even the best efforts to rehabilitate an injured or orphaned animal by an unqualified person can instead lead to negative consequences, such as poor nutrition, stress and behavioral problems. Associating with humans will prevent the young animal from learning the skills it needs to survive on its own. A wild animal held in captivity by an unqualified caretaker can also present a public safety risk as it can bite or attack its caretaker or others.

Because dogs will explore off-trail areas and search for smells and movement, people often encounter baby animals while walking their dogs. By statute in Colorado, law enforcement officers

are authorized to immediately euthanize any dog observed harassing wildlife, and dog owners can receive a hefty fine. Division officials strongly recommend that people keep their dogs on a leash. It will keep the dog safe, and prevents injuries or death of wildlife.

Another common sight in spring is young birds that have accidentally fallen out of their nests due to high winds, or while learning to fly. Every effort to return the fledgling to its nest is a worthy endeavor if it can be done safely.

If you find a young bird on the ground and it is unable to fly on its own, immediately try to return it to its nest. A bird's natural diet is difficult to duplicate and an attempt to feed it or give it water can cause it harm.

If you cannot safely reach the original nest, just placing it in a safe location near the nest will yield good results. The parents will hear its cries and will continue feeding the young bird. Put it in a small basket or box filled with paper towels or even dryer lint. Using grass to make a nest is not recommended because the moisture content in the grass can lower the body temperature of the bird.

Cats, being natural predators, are another serious threat to young birds and other small animals. "If your cat is used to being outdoors and there is little chance of it becoming an indoor pet, place a small bell on its collar. This may be an effective method of keeping baby birds and other small animals safe," advised Romero.

The Division reminds everyone that evolution has given all animals effective instincts when it comes to rearing their young and it's best to just let nature take its course. If you see a young animal that appears orphaned, keep your distance, don't feed and don't help. In most cases, not doing anything is the most responsible way humans can show their love for wild creatures.

For more information about Division of Wildlife go to: <http://wildlife.state.co.us>.

AAPOA 2010/2011 Budget

<u>Category Description</u>	<u>Budget</u>	<u>Mandatory Expenses</u>	
Discretionary		Postage	250.00
Annual Dumpster Costs	800.00	Website Fees	100.00
AAPOA Landscaping	3,000.00	Bank Charge	10.00
Annual Picnic-4th of July	250.00	Office Supplies	300.00
Newsletter Costs	500.00	Other Admin Cost	50.00
Post Office Box Renewal	40.00	Annual Meeting	250.00
Welcome Committee	200.00	Insurance	3,000.00
Filing Fee	175.00	TOTAL Mandatory Expenses	3,960.00
TOTAL Discretionary Expenses	4,965.00	TOTAL Expenses	8,925.00



It's Bambi!
 This fawn was born back in July of 2010, just outside of our front porch.
 Picture taken by Rick Zuniga, resident

<u>Income</u>	
Association Dues and Fees	7,850.00
Interest Inc	15.00
TOTAL Income	7,865.00
Carryover from 2009/2010	10,193.27
Overall Total Income	18,058.27
Total minus expenses	9,133.27

From the President of the AAPOA

Get Involved With Your Homeowners Association!

Being involved in any Property Owners Association can mean more than participating in the financial aspects. Many vacation rental owners believe that since they live far from their second homes, it would be impossible to be an active member of the POA. Becoming an active member of your association from afar isn't as difficult as you might think. More often than not, your POA board needs and wants input and opinions from its owners.

Why Get Involved?

if you're not involved, **you have no right to gripe**. You reap the benefits and rewards of a well-run association; and, in the long run, this maintains or improves your property value. Not to mention, a Property Owners Association wouldn't be quite the burden to a few if everyone (especially vacation rental owners) took some time to take responsibility for some of the tasks.

What You Can Do

Volunteer to handle small tasks that can be done remotely, like coordinating newsletters or compiling directories. Contribute by organizing a social event, researching items to be purchased or, locating new maintenance services (landscaping services, pool cleaning services, etc.). All of these activities will be much appreciated and none require you to be at a board meeting every month.

POA's biggest gripe of all: When voting on issues, not enough people send in their proxies, so they don't have the necessary quorum. Some by-laws have very strict guidelines concerning what requires a quorum. The main reason people don't send in their proxies is because they don't know the board member candidates. It's better to vote for someone you don't know than not vote at all!

Research Your Property Owners Association (POA)

If you want to know what's going on, start showing up to the Board meetings. Most POAs hold open meetings quarterly or annually. At the least, you should ask for a copy of the meeting minutes or budget and read what's going on.

Once you look at the budget, you'll have a better idea about the financial matters of your association. While the common areas may not be cared for the way you would like, you may find that the association has other, bigger problems on its plate and is doing the best it can without increasing the assessments even more.

If you find the association is wasting money, you could decide to run for the board, so you can have a direct hand in running the property properly.

Certainly, no one should be rude or threatening to you for making these simple and legitimate requests. If you are rebuffed at every turn, then you should talk to an attorney who specializes in community and Property Owners Associations who can help

Your Current AAPOA Board Members

Rick Zuniga: President
Barb Gulla: Vice President
Tammy Thoe: Treasurer

Nell Carnein: Secretary
Sandy Zuniga: Board Member
Lanny Hoel: Board Member

Edith Coffman: Board Member
 (Board positions available, contact Rick at president@aaipoa.org)

AAPOA



Arabian Acres Property Owners Association
P.O. Box 33
Divide, CO 80814

Phone: 719-687-3646

E-mail: president@aapoa.org

WE'RE ON THE WEB!

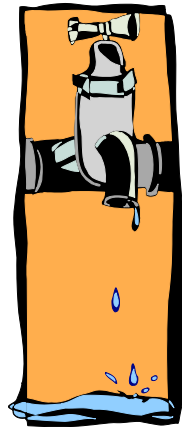
WWW.AAPOA.ORG



Be Leak Aware!

Spring and summer is when water usage is higher than any other time of the year and this year we find ourselves in another **drought** which results in **lower water tables** causing our **well pumps to work harder** and take **longer periods** of time to **replenish** the water we use. Water is a very precious resource so below we offer the following **tips on water conservation** for you to consider every day.

We also ask that you heighten your **awareness** to **water leaks** in and around your home and along the byways of our District. If you see anything or have additional ideas for conserving water please feel free to contact us.



Save Water Indoors

- Perform an annual maintenance check on your evaporative (swamp) cooler. Check for and fix any leaks you find.

- Wash only full loads in your washing machine, or adjust the water level to reflect the size of the load.
- Pay attention to your water bill and become familiar with your water meter—use them to track your water use and detect leaks.
- Purchase appliances that offer water- and energy-efficient cycle options.
- Fix leaky plumbing fixtures, faucets and appliances in the house.
- Show children how to turn off the faucets completely after each use.
- Locate your master water shut-off valve so that water can be saved if a pipe bursts.
- Install aerators on every faucet. This could save you as much as 1 gallon every minute you use them.

Be aware! Listen for drips and leaks around the house.

Website: www.aametro.org

Contact info:

~AA Metro District Board of Directors

Terry Malcom – administrator:
admin@aametro.org 719-684-2122

Lynn Willow - Water Operator (for emergencies): 719-482-5125

Local Hiking Trails

Green Mountain Falls has some great hiking trails. They range from a very easy stroll around Gazebo Lake, to a more challenging hike up the Castle Rock Trail, which gives you some good elevation gain.

Green Mountain Falls is about 20 minutes East of us, between Woodland Park and Manitou Springs.

www.greenmountainfalls.org

Gazebo Lake in Green Mountain Falls

