

# Breckenridge Beat

Sept/Oct  
2007

The Newsletter for Breckenridge Estates Homeowners' Association

## New Procedures for the Annual Meeting

The annual meeting of the association will be held on Monday, February 4, 2008 at 7:00pm.

To ensure that we have the enough homeowners represented at the meeting to constitute an official meeting (25%), we will be sending out proxy forms. If you cannot attend, you will be asked to assign one of your neighbors or a board member as your proxy for the meeting. This means they will have your permission to vote for you on the business that is conducted at the meeting (ie – approval of the budget, election of officers, etc.).

You will receive more information, including the location, about this in January and we thank you in advance for your support.



## Architectural Committee

In the covenants of our subdivision there are specific architectural standards for owning property in Breckenridge Estates Homeowners' Association. The standards that apply to your property are determined by the plat in which your property is located. If you are going to be making any changes on your property, please submit your detailed plans to one of the members of the Architectural Committee at the association address at the bottom of the newsletter.

Architectural Committee Members: Graham McCoy, Matt Keppler, David Kretchmar.



## www.behachatham.com

Just a reminder that the website for the association includes contact information, the budget, bylaws & covenants and copies of past newsletters. We are hoping to include new features in the coming months including minutes from Board meetings and a homeowner directory.

If you have any ideas for the website, please contact Matt Keppler at 483-1241 [mkeppler@insightbb.com](mailto:mkeppler@insightbb.com) or Lisa McCloud at 483-2747 [lisa.mccloud@insightbb.com](mailto:lisa.mccloud@insightbb.com).



**Mark  
Your  
Calendars...**

**Oct 9 = Property Liens will be filed on non-paid annual dues**

**Oct 13 & 20 = Village Garbage Collection Day – check with the Village for details**

**Did you  
know?**



Dog nuisance and complaints should be called into the Chatham Police at 483-2456. This includes barking & dogs off their leashes.

The fire hydrants in our subdivision are property of the Village of Chatham. If you have concerns about people using the hydrants for personal watering needs, please contact the Village.

The easement areas around your property need to be maintained by you and are not included in the Association's lawn maintenance contract.



# Fall is on its way!

A few helpful tips for getting ready for cooler weather:

**TIP #1:** As the leaves begin to fall, be sure to keep the drainage areas in your yard and in the common area clear to help prevent water back-up.

**TIP #2:** Fall is a great time to get your yard ready for next spring by aerating and treating it for weeds. You can rent an aerator with your neighbors and split the cost. Check with a landscaper or the many website out there for what's best for your particular lawn.

**TIP #3:** Removing annuals and cutting down dead perennial stalks helps keep you garden looking neat and gets you ready for next spring.

**TIP #4:** Check to ensure your address is clearly marked for emergency vehicles. When the snow starts to fall this winter, remember to clear the snow off your address numbers when you shovel your drive and walk.

## Let Us Know What You Think

*What would you like to see the Breckenridge Estates Homeowners Association do for our homeowners?*

We'd like to hear what you think. Please log onto [www.behachatham.com](http://www.behachatham.com) and send us your thoughts on the Contact Us form or you can send us a letter to the address at the bottom of this page.



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## What's the Board been working on for you?

Repaired front entrance lighting

Repaired front entrance flagpole

Completed 2007 Tax Return

Second phase of landscaping project started last summer



Just a reminder that storage of boats, campers & RVs is not allowed on your property. Also, please avoid blocking the sidewalk with any vehicle out of courtesy of your fellow homeowners.

Street Captains	
Aspen	Sean Fink: 483-5756
Breckenridge	Dave Hall: 483-4186
Chestnut	Carol Diedrichsen: 483-5184
Dutchman Way	Chris Allbritton: 483-6982
Estes Park	Kathy Franke: 483-3051
Keystone	Nancy Morris: 483-4370
Locust	Nichole Bennett: 483-9097
Mesa	Marlo Volpert: 483-6894
Monarch	Kim Flesher: 483-5702
Nederland	Dan Law: 483-3758
Spruce	Debbie Vazzi: 483-6386
Telluride	Tiffanie Butler: 483-6861
Winter Park/Jemi	Dan Law: 483-3758