

# Breckenridge Beat

March  
2007

The Newsletter for Breckenridge Estates Homeowners' Association

Dear Neighbors,

I would like to thank all of the individuals that have served as directors and officers for our homeowners association over the past years. They are to be commended for the commitment each made to put down a firm foundation for us to continue to build upon.

As I look to this year, we have a great group of Directors and Officers who have stepped-up and are willing to give of their time and talents for the continued upkeep and improvement of the subdivision. They are listed below. I am excited to serve as your President this year and make myself available to you when there are questions, concerns and suggestions.

Your 2007 annual assessment is due on April 1<sup>st</sup>. Unless you have attended the Annual Meeting or asked someone, you may not know what the money is used for. Over 90% goes toward mowing of the common areas and landscaping projects – activities that help to make Breckenridge Estates a desirable place to live. If you would like to see how all of the money is budgeted you can go to our new website [www.behachatham.com](http://www.behachatham.com) and review the budget which is under the link to "Documents."

The Board will be meeting throughout the year. Some of the areas we will be addressing include reviewing the By-laws, setting-up an architectural committee, becoming better acquainted with the street captains, re-working the Breckenridge Beat Newsletter and looking into some type of subdivision directory. If you have suggestions, please let me or any of the other board members know.

Thank you.

Jeff Adkisson  
BEHA President

## 2007 Officers and Directors

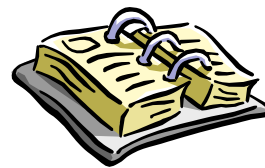
Jeff Adkisson – President  
Dan Carter - Vice-President  
Sue Schwartz – Treasurer  
Lisa McCloud – Secretary  
Matt Keppler - Director  
Marty King – Director  
David Kretchmar – Director  
Graham McCoy – Director

## New Website for the Association

Log onto our new association website [www.behachatham.com](http://www.behachatham.com). While there you can:

- Review the By-Laws & Covenants
- Access contact information for your Board of Directors, Committee Members and Street Captains
- View the latest editions of Breckenridge Beat
- Check the calendar for upcoming events
- And more to come!

If you have any ideas for the website, please contact Matt Keppler at 483-1241 [mkepp@insightbb.com](mailto:mkepp@insightbb.com) or Lisa McCloud at 483-2747 [lmcccloud567@netzero.net](mailto:lmcccloud567@netzero.net)



Mark  
Your  
Calendars...

April 1 = Annual Association fees due

April 13 & 14 = Spring Garage Sale

April 17 = Election Day

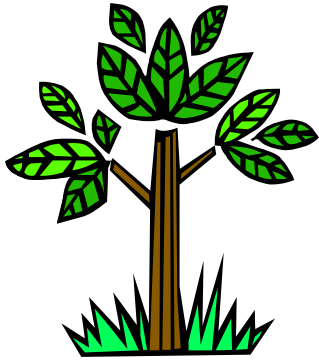
## Did you know?

Dog nuisance complaints should be called into the Chatham Police at 483-2456.



The common and drainage areas are for all homeowners to enjoy. Please be sure to keep these areas free of debris, yard waste and any other obstructions.

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



# Spring has Sprung!

As the weather warms up and the flowers begin to bloom, here are some tips for us all:

**TIP #1:** Check for damage to your roof. We've had a few rough storms this winter and you don't want damaged shingles to lead to a leak during the spring rain.

**TIP #2:** Resist the urge to prune as some flowering shrubs flower on last year's growth, not new growth. So pruning them now could mean no flowers later. Study your shrubs' growth habits before bringing out the shears.

**TIP #3:** Camping & Boating season are right around the corner...hurray! Please remember that boats and RVs should not be parked in your driveway for any extended periods of time (per the association by-laws).

**TIP #4:** With the nice weather breaking, homeowners will be getting out and walking around the neighborhood. Please keep the sidewalks clear for walkers by not blocking it with your vehicles.

## Coming Up...

### Spring Garage Sale = April 13 & 14

Do your spring-cleaning and get all your best garage sale goods ready!

The Garage Sale will be promoted with ads in local papers, the signs posted near the main entrances to the subdivision and by contacting the local media to try to get some free publicity on the community event features.

Thank you to Marlo Volpert who has kindly volunteered to organize the Spring Garage Sale again this year.



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

Annual meeting in January

Elected new officers

Developed a new look for the Breckenridge Beat

Signed up for the Communities Associations Institute (CAI) – this will allow us to network with other associations and learn from common experiences.

Working on the 2007 Tax Return

Getting bids to repair the front entrance sign lighting and the flagpole.

### 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