

Stonegate Email News of 2/13/09 – Election Report

[Here's the latest count](#) (Tuesday, February 9), ordered according to the highest voting percentages. Six communities are above the 50% mark. Three are below the 40% mark. If you haven't voted, obviously we really need your help. If you've lost your ballot, call the Community Center at (480) 391-9760.

The Unofficial Tally:

	total houses	homes voting	percent voting
Vintage	66	39	59.1%
Timarron	53	30	56.6%
Heritage Court	41	23	56.1%
Windemere	76	42	55.3%
Regent	58	30	51.7%
Belcourt	78	40	51.3%
Tradewinds	67	33	49.3%
Reserve	37	18	48.6%
Saddleback	86	37	43.0%
Regal	28	12	42.9%
Tamarack	91	39	42.9%
Retreat	145	60	41.4%
Windcrest	60	23	38.3%
Mountain View	17	5	29.4%
Stonecreek	13	3	23.1%
Totals	916	434	47.4%

We owe much of the success of this past week to the efforts of our community volunteers, who have been calling their neighbors and encouraging them to vote:

Belcourt	Karen Turek
Heritage Court	Larry Stencil
Mtn. View Estates	Daniel Stewart
Regal	Rick Rickard
Regent	Chuck Murphy, Sherre Phillips, Lee Secrest
Reserve	Monica Weller
Retreat	Lori Condon, Tom Schaefer
Saddleback	Kimberly Longfellow, Sheldon Olkon
Tamarack	Joe Cerami
Timarron	John Doney, Sandra Kurlander
Tradewinds	Helen Ison, Ron Leed
Vintage	Bob Kagel, Bill Linz

Windcrest
Windemere

Mike Flamer
Carol Gianforte, Jim Murphy

The Past Presidents' Speak Out:

Mike Flamer, Chuck Murphy and Bob Kennedy are the three most recent past Presidents of the Association. All volunteered to share their opinions on the current CC&Rs special election. With the most recent first, here's what they have to say:

Dear Stonegate Neighbors and Homeowners,

As a Stonegate homeowner, it is important that the updated CC&Rs be adopted by the Stonegate community. Here's why:

If you have a metal view fence along your back yard, it is probably beginning to rust out. You are responsible for repairing or replacing it. Under the updated CC&Rs, the Association will bear half the cost of such repair or replacement. At the current rate of \$18.00/linear foot, this means a significant savings to you. The Association will also bear half the cost of repairing your back wall if it backs up to the street.

The updated CC&Rs provide that in the event of a foreclosure, the bank must pay the property transfer fee to the Association. The current CC&Rs do not provide for such payment. This means thousands of dollars to our Association.

The current CC&Rs were written by the developer and contains provisions that are both obsolete and one-sided. The updated CC&Rs were written by fellow homeowners (including me). I would not write rules that I can't agree or live with!

Some of the restrictions in the current CC&Rs are unenforceable and can create legal complications to our Association. The updated document brings our CC&Rs in compliance with current laws.

The updated CC&Rs will place the Architectural Committee under Board supervision. This means that homeowners will be able to appeal to the Board on those decisions that they disagree.

We need your vote. ***Not voting is worse than casting a "no" vote***, as it will leave the matter undecided. Please cast your vote to approve the updated CC&Rs. If you have lost your ballot or need a new one, stop by the community center and get a new one. So far, about 97% of those voting have approved the new document. Let's get it done!

Regards,

Mike Flamer

Windcrest

Dear Neighbors;

The CC&Rs document is the most important document that HOA members have. It defines the responsibilities of the Owners and the Association.

Over time the Stonegate document has deteriorated to the detriment of both parties. It was originally written for the benefit of the developer who is long gone. It needs to be changed for a number of reasons, the most important being to delete references to the developer. Secondly, it needs to better define the responsibilities of the Owners and the Association, reflecting what has been learned over the years it has been in force. In addition, it needs to be changed to define the current laws that affect HOAs. In its present state it is almost impossible to read, it contains errors that should have been modified years ago and it doesn't reflect the many municipal laws that are in effect. I have worked on these changes with other committee members for three years and I voted yes to clean up our obsolete CC&Rs.

Chuck Murphy

Regent

Dear Neighbors;

I voted for a change to Stonegate's CC&Rs for three basic reasons:

1. To avoid the probability that special assessments and/or substantial monthly homeowner fee increases would be required to adequately fund current and future reserve needs.
2. Bring the Architectural Committee under Board jurisdiction to avoid potential problems of conflicting interests.
3. Update the document to conform with current conditions, laws/regulations and incorporate the important changes indicated in #'s 1 & 2.

Bob Kennedy

Windcrest

If you haven't yet voted – what's keeping you?

The volunteers have given their time and energy to make this election successful. If you have questions, call (480) 391-9760. If you call after hours, leave a message and we'll return your call.

The Community Center is open 8:30AM to 5PM weekdays (including this coming Monday) and 10AM to 2PM on Saturday. If you need a duplicate ballot, staff will be happy to help. If you have the ballot which was sent to you, you can drop it off in the box at the main gate or, of course, return it by mail.