



Kevin Pollard, President  
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Vickie Branch, Secretary  
Dave Koerber, Treasurer  
Monte Gore, Member at Large  
Kim Wittbrodt, Financial Manager  
Jennie Gannon, Manager  
[www.foxtailpineshoa.org](http://www.foxtailpineshoa.org)

### **Foxtail Pines Owners Association (FPOA) Winter (January) 2012 Newsletter**

**Welcome.** We hope you had a safe and happy holiday season. This will be an abbreviated newsletter, as your #1 source for information about Foxtail Pines is our website: [www.foxtailpineshoa.org](http://www.foxtailpineshoa.org). All of you were mailed a postcard in early December introducing our new FPOA manager, Jennie Gannon ([fpoamanager@gmail.com](mailto:fpoamanager@gmail.com)), and to provide complete information on how to obtain a LOGIN and PASSWORD for our website. If you lost your postcard, you can still go to our website at the address above, select the "Contact Us" tab, and follow the instructions to contact Jennie to request your LOGIN and PASSWORD.

**FPOA Annual Dues.** Enclosed is your 2012 annual dues statement. For calendar year 2012, annual dues have been raised to \$200. The reasons for this increase (including hiring of a part-time manager, and the extensive process of revising our association declarations) were thoroughly briefed and discussed (and well supported by attendees) at our August 6, 2011 annual membership meeting. This detailed discussion is captured in the meeting minutes, which can be found in Adobe .pdf format under the "Documents" tab at [www.foxtailpineshoa.org](http://www.foxtailpineshoa.org).

**When is \$75 Better than \$165?** When \$75 is the final special assessment for our FPOA members to purchase water for our community pond, that's when! As background, a quorum of members at our 2009 annual meeting unanimously voted for our FPOA plan to purchase water to keep our pond permanently full. At that 2009 meeting, it was estimated that the special, one-time assessment would be \$165 per property. Dave Koerber just concluded our association's purchase of some 20.5 shares of water from the Mountain Mutual Reservoir Company for a final payment of \$31,429. Fortunately, portions of the total \$75,000 cost of the purchase were paid in prior years. This purchase ensures access to water to keep our pond perpetually full, and closes a chapter in our association's history which has extended for years. Please note that this \$95 decrease in the assessment amount almost completely offsets this year's increase in annual dues. Statements for the \$75 special assessment will be mailed to members in March 2012.

**FPOA Declarations.** "Declarations" is the catch-all term which describes our association's covenants, amendments and bylaws. Our April 2011 newsletter (available under the "Documents" tab of our website) fully described our extensive efforts to revise and update our FPOA declarations. We will be holding meetings in the next several weeks to explain this process, and to receive membership input on the First Draft revisions received from our FPOA legal firm, HindmanSanchez LLC. Watch the website for details.

**Membership Attendance at Board of Directors (BOD) Meetings.** FPOA members are welcome to attend BOD meetings. Notice of meetings is posted in advance on our website. We are also now placing physical signs at the entrances to Foxtail Pines to advertise our meetings. Our next meeting is tentatively scheduled for Saturday, Feb 4, 2012, 9:00 a.m., at the Java Moose Café on Main Street (Hwy 9) in Fairplay. Watch our website and signage for confirmation. .

**Communication with our membership.** Your board of directors has made communication with our members a top priority. As noted throughout this newsletter, our FPOA website, [www.foxtailpineshoa.org](http://www.foxtailpineshoa.org), is your primary source for information. If you have any questions about the website, or any other Foxtail Pines Owners Association issue, please contact our FPOA manager, Jennie Gannon, at [fpoamanager@gmail.com](mailto:fpoamanager@gmail.com) or call her at 719-839-8097.