

The December 2009

BUGLE

Newsletter of the Blue Lake Owners' Association



Blue Lake Office

Hours: Mon, Wed, Fri 9:00-3:00

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2010 Budget Adopted



Board members, Susan Atwood and Stan Snyder, drafted a budget for next year with significant effort to hold monthly owner dues as low as possible. The board adopted this budget at its November meeting. The overall increase is 2.8% over 2009 with the reserve contributions up 5%. The reserve funding is vital to the health of the association. Given the economy and the level of foreclosures in most areas, many lenders are scrutinizing associations. If reserve funds don't meet the guidelines, there could be an increase in individual home loans being declined. A healthy reserve account also assures owners will not face large special assessments. If you have any questions about the budget, check out the financial page of our website (www.bluelakehoa.com), stop into the office, or attend a board meeting.

Notes and News:

Next Board Meeting: Dec. 8th at 6:30 pm.

Gate Code: log onto the member page for code information

JW Drive and Hwy 82 Safety

The board is considering a letter writing campaign to get CDOT to take action on this dangerous intersection.

January 1st Monthly Dues = \$100.50

Please remember to change the amount with your bank if you use online bill payment. If your home is currently vacant, please call the office to suspend trash service and save \$18.15 per month.

Trash Service Update

Waste Solutions recently merged with Waste Management. This should not effect your regular weekly service. Please call Waste Management with any issues at 384-6200. Billing for additional individual service will come directly from them. Regular billing continues through the Blue Lake office.

No Parking on Streets in Blue Lake

Eagle County Sheriff's Department will be strictly enforcing this rule until May 1st. This creates an interesting parking issue for many of us, but please do your best to not obstruct sidewalks as this creates a hazard for pedestrians.

2009 Accomplishments

- Major sidewalk improvements with matching funds grant from Eagle County
- New lights installed at the soccer field and Tot-Lot
- Collection Policy adopted which has reduced the number of delinquent accounts and protects future financial health of the association
- Fence replaced around lake
- Lake Use and Boat Storage Policies

Struggling to Make Your Mortgage Payment?

If you're behind on payments, owe more than your house is now worth, or have lost income, most mortgage companies have a loan modification department that might be able to help. With the recent rate of foreclosures lenders are often willing to lower the interest rate for those who can show hardship. This involves some effort on the borrower's part, but it could be the difference in losing or keeping a home. Even if you've tried to refinance without success, a loan modification could be the answer. Don't delay! Call your mortgage company.

Covenant of the Month

This one is pretty easy. Keep your stuff on your lot and off of common space and don't make any alterations to the common areas without board approval. Hey kids...no digging, no building of forts or diving boards.

Article VII - Use Restrictions

Use of Common Area

- (a) No use shall be made of the Common Area which will in any manner violate the statutes, rules, or regulations of any governmental authority having jurisdiction over the Common Area.
- (b) No Owner shall place any structure whatsoever upon the Common Area, nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common Area to all Members.
- (c) The use of the Common Area shall be subject to such rules and regulations as may be adopted from time to time by the Board of Directors of the Association.