

Midway Ranches Property Owners Association News



November, 2011

www.MidwayRanches.com



MRPOA Covenants

Last month your Board kicked off an information program to let all landowners know why there is a need to update the existing Covenants to better reflect the needs of the Association. As stated before the current covenants require a two thirds vote to allow the Covenants to change. Prior efforts have failed to acquire a two thirds vote and the Board feels that the landowners did not have enough information to make the right decision. The Board feels the landowners, if properly informed, will see the need to make changes.

Last month's newsletter made all landowners aware that the Covenants allow the Developer not to pay monthly dues to MRPOA resulting in all other landowners being responsible for making up the difference to keep MRPOA financially in the black.

This month the Board would like to inform landowners of the Covenant which establishes the Architectural Control Committee (ACC). This Committee is designed to approve improvements on land within MRPOA. The Board believes that this Committee is a burden that MRPOA does not need and causes a huge amount of overhead. A more sensible solution is for MRPOA adopt the Pueblo County Land Use and Building Code requirements. Adopting the County requirements would relieve the ACC to be informed of all Pueblo County Ordinances and the Board feels that the ACC is just another layer of red tape for landowners to hurdle. The Board's position is: if the County approves it, why impose stricter rules to the landowners.

The Board hopes that these informational messages gives a clearer understanding to the landowners as to why a change is needed. Please become familiar with these needs and when you receive the ballot to allow change to the covenants, each landowner will make the correct decision.

Safety Corner

The folks who live in Midway Ranches have realized that we have had a quick jump from the fall season to winter. Please realize that when it snows, one should slow down when driving the roads as they become slippery and stopping distances increase.

Southern Delivery System (SDS) Construction

The SDS construction project is to begin mid November, lasting through March. The Board is in negotiations with Colorado Springs to insure ingress and egress is maintained during construction. There is also the possibility of MRPOA provisioning water needed for construction. If you have any concerns about the project, please contact your Board or contact the SDS Construction Hotline at (855) 737-4968.

Contact your Board

Do you feel your elected Board is doing a good job or not? Do you have suggestions and/or comments that will make your Board more effective? Are you interested in participating on the Board by becoming a Board member? (one seat is vacant)

If you have any comments or questions, please send them by email to Board@MidwayRanches.com or via U S Mail to Midway Ranches Property Owners' Association, c/o Al Aldecocera, 5553 Salt Cedar Rd, Fountain, CO 80817. Your Board is eager to hear from you. All inquiries will be promptly answered.