

Midway Ranches Property Owners Association News



December, 2011

www.MidwayRanches.com



MRPOA Covenants and Bylaws– Need for Change

In October, 2011 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. It is imperative that landowners are informed as to the need for the Covenants to be amended to reflect current needs.

October's newsletter made all landowners aware that the Covenants allow the Developer not to pay monthly dues. This places an undue burden on all other landowners. The Board will be forced to raise monthly dues if amendments to the Covenants continue to exclude the Developer from paying the monthly dues.

The November newsletter informed landowners of the Covenant which establishes the Architectural Control Committee (ACC). The Board feels that the ACC is overkill, never has enforced any stricter requirement to landowners than imposed by the County, and recommends the abolishment of the ACC and adoption of Pueblo County building codes.

This month's focus is on Section 4 of the Bylaws – Annual Meetings. The language of this section is not clear whether when a meeting is held, a quorum requires a two thirds vote of all landowners or if a quorum is reached by those attending, and in the case of a vote, the proxies submitted by absent landowners constitute a quorum. The Board recommends clarification of this section to certify a quorum by the landowners present and proxies submitted.

The Board hopes these informational messages give 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. A copy of the Covenants and By Laws can be found at MidwayRanches.com.

Safety Corner

Please be aware that the current covenants limit the number of animals (cows, horses, pigs, goats, etc.) to ten (10) per forty acre parcel. If the number of animals exceed two (2), they must be supplemental food provided by the landowner. Each landowner maintaining animals must keep them enclosed within their property and not allowed to roam free. Safety is the issue here for the landowners as well as the animals.

Southern Delivery System (SDS) Construction

The SDS construction project is to begin mid November, lasting through March. The Board has negotiated 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.

Trash Containment

According to our covenants, trash, garbage and other waste has to be kept contained. No tract can be used for dumping trash or garbage. It is a violation of the covenants to bury trash or let the trash blow around on your lot.

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.