

Prairie Village Newsletter

Vol. 1 No. 33

Website: www.prairieowners.com

November 7, 2014

Facebook: www.facebook.com/PVLongmont

President: Bob Anderson

Secretary: Chet Cotton

Treasurer: Pearl Pinkham

Property Manager: Janet Paul, janetpaul@pmlinc.net
303-772-5891

Newsletter Editor: Carol Hahn

ARCHITECTURAL CONTROL CHANGES. Most exterior changes to your home require Architectural Committee approval. Please submit your requests (form available on PV website) to Janet at PML for processing. Questions? Call Dave Madison 303-834-8588

EVENT COMMITTEE: To volunteer to organize a neighborhood event, contact Helen Glynn, helenglynn@gmail.com

THE CARING COOKS provide meals to PV residents who need help due to surgery, illness, or death in family. If you know of a need, please contact one of the following: Carol Erickson, 303-776-0864; Carol Hahn, 303-702-0704; Margie Stamps, 303-776-8703.

PRAIRIE VILLAGE HOMEOWNERS ANNUAL MEETING **THURSDAY, NOVEMBER 20, 2014 at 7:00 pm** **LOCATION: FAITH COMMUNITY LUTHERAN CHURCH** **9775 Ute Highway (HWY 66), Longmont, CO 80504.**

A formal meeting notice with a proxy and agenda will be mailed closer to the meeting date.

One 3-year position on the Board of Directors will be open. We have had several residents express interest in serving on the Board. Attached is a bio for each candidate. Please review and plan to attend the meeting to cast your vote. If you are not able to be present at the meeting, please fill out your proxy and either send it to Janet at PML or give it to someone in the neighborhood who will be attending. With a number of candidates to select from, your vote is very important.

If you are interested in participating in the community but don't want to serve a 3-year term on the Board, there are several committees you can be a part of. Committee sign-up sheets will be available at the Annual Meeting.

8TH ANNUAL PROGRESSIVE HOLIDAY PARTY

SATURDAY, DECEMBER 13, 6:30pm – 9:30 pm

We are looking for 1 more home to host the dessert portion of this year's party. The hosting homes will provide beverages and the HOA will provide plates, napkins, silverware and glasses. Guests will bring either a dessert or hors d'oeuvres. If we do not get another home to volunteer, the party will be canceled. Rotating the homes each year makes the party more festive to see others holiday décor.

If you would like to open your home for the neighborhood Progressive Holiday party for this year, please reply by Nov 15, or have any questions, please call: Carol Hahn, 303-702-0704 or reply to this email.

Planning Ahead...

Upcoming events include Christmas Caroling around the neighborhood in early December.



1155 South Main Street
Longmont, CO 80501
(303) 772-5934 Phone
(303) 772-3783 Fax

PROPERTY MANAGEMENT OF LONGMONT

Prairie Village Board of Directors Candidates

At our Prairie Village Owners Association Annual meeting on Thursday night, November 20, 2014 we will be electing a Prairie Village homeowner to serve on the Board of Directors for a 3 year term. Board Positions are selected by the elected Board Members at their first Board Meeting.

Robert Anderson, Ted Broers, Antonio Mendes and Mark A. Payler

have expressed interest in being a candidate for this election and have provided a short bio.

Bob Anderson

My name is Bob Anderson; I live at 2358 Windmill Drive with my wife Sue. My dog Daisy, a golden doodle, and I walk thru the neighborhood almost every day. We enjoy meeting our neighbors and talking with you about Prairie Village. I try to incorporate your ideas and critiques into my own thinking. I also look for problems in our common areas.

I have been on the BOD for 4 years. It has been a very busy 4 years. We spent the first year getting control of our costs, reducing water use and postponing most maintenance other than mowing the Commons. Fortunately we ended the first year with a small reserve.

The next 3 years we successfully negotiated with DR Horton for back assessments on the 36 lots they bought from Mr. L'Heureux. We resolved the funding shortfall for long term maintenance of the Paired and Patio Homes on Steppe Drive. We negotiated turnover of the Rough and Ready Trail to Longmont Parks and Recreation. We negotiated turnover of perpetual maintenance of the Rough and Ready Greenway to DR Horton and their new HOA. We negotiated back assessments when the 8 lots on Steppe Dr. were sold. We negotiated with Citizens Bank to take responsibility for maintenance of their property along Alpine, Olympia and Canadian Crossing, reducing our water and turf mowing costs by about \$5k per year.

As many of you remember when we took over PVOA from Mr. L'Heureux our Common Areas were in very bad shape: many dead and dying trees and shrubs, little or no maintenance of shrub beds for several years, no tree trimming, and minimal maintenance of our irrigation system. Our water bills were way too high - well over \$30K. I analyzed our water records and found ways to reduce our water costs without damaging the commons.

In 2012 I formed a landscape committee. We inventoried every pocket park and both greenways. Almost every shrub bed had to be rebuilt. And many trees were either dead or dying because mowers hit the trees and damaged their trunks. We developed a vision we called Restoration and Improvement. The goal was to restore the common areas to better than their original condition. The second goal was to reduce our future maintenance and water costs. For example bark mulch should be turned every 2 years and replaced every 4 or 5 years. Replacing bark mulch with rock mulch eliminates those costs and it always looks good. We installed large tree rings and drip irrigation around trees so we could cut back on sprinkling. Many replacement trees are planted in drip irrigated shrub beds to protect them from the mowers.

We've tried to keep the turf in Central Park green by irrigating more. It doesn't work. Our irrigation consultant said the system needed to be rebuilt. He redesigned it. Last year we rebuilt it. Concurrently we seeded and top dressed the worst turf areas, although there are still some trenches with bare spots, over the next couple of years the turf in the Park will look better and better. For the many Park users it will be easier to walk and play on. And it should require less water.

I am retired. I have time and energy. I have learned a lot about PVOA and its operation. I would like the opportunity to share my knowledge with other BOD members and complete the Restoration and Improvement Vision. I would be honored to serve another term on the Board.

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Ted Broers

My wife and I bought our home in PV in 2004 at a time when much of Phase 1 was a construction zone. We have been here to see the changes, progression and expansion of PV and expect to remain in PV for some time to come. We are retired and enjoy the Colorado lifestyle. I retired from corporate left with over 35 years of business experience after holding a wide range of roles and responsibilities. Through my position as General Manager of a Joint Venture company located in Shanghai, PRC I have met the leadership challenges presented by an international, cross cultural business environment. I have also experience board room leadership challenges while serving on the BoD of a private semiconductor company. Additionally, during my tenure in Corporate Business Development, I have been engaged in a broad range of experiences with international strategic alliances, cross cultural joint ventures, mergers & acquisitions, divestitures, and IP licensing. As an Investment Banker I have experience advising middle market technology companies with positions, attracting buyers and structuring deals.

Antonio Mendes

I have an aeronautical/aerospace engineering master's degree which has provided excellent background for the fast paced creative job in which I am employed. Methodical planning and solid execution has provided excellent training for dealing with a myriad of situations, demanding clients and a large production workforce. I know that I can be a positive influence on the Board of Directors and in our community.

Mark A. Payler

Mark A. Payler has served on a number of boards in a variety of settings including most recently the Fort Lupton Community Foundation and the Fort Lupton Development Corporation. Mr. Payler has also served on the Board of Directors of Powell Technology, LLC and as CEO and President of Vision West, LLC. Mark was chairman of the Park County School Board in Powell, WY from 1998 to 2001. In addition, Mr. Payler served as Superintendent of Schools in Wray, CO as well as most recently in Weld County School District Re-8. Mark voluntarily stepped down from the superintendent role after 10 years of service in Weld Re-8 and having achieved the goal of increasing student achievement within the district, as accredited by the Colorado Department of Education, as well as completing over \$16 million in construction projects during the past year. Currently Mr. Payer is serving as Transitional/Special Project Coordinator for Weld County School District Re-8. Mark also served as President of the Fort Lupton Chamber of Commerce from 1998 -2001.

Mr. Payler has a BFA degree from Ohio University, a MEd degree from Lesley Collage (now University) and a Educational Leadership Certificate from the University of Wyoming and recently completed coursework in the Darden School of Business at the University of Virginia in Turnaround Leadership. Mr. Payler has over 17 years of teaching experience at the high school and community college levels.

Mark is married to his wife Cindy and has two grown children, Michelle (Brooklyn, NY) and Kelsey (Lawton, OK). Mr. Payler is active in the St Vrain Photography Society and has interest in the visual and performing arts, jazz music and travel.