

Montarbor Homeowners Association



July 2010
Newsletter

Frugal Ways to Stay Healthy

Medical costs are on everyone's mind these days with the ongoing debate about health care. Check out these tips from the Federal Citizen Information Center for easy ways you can trim the cost of medicine, fitness and more:

Switch to generic. Because of legal restrictions, a generic drug might not look exactly the same as the name brand, but it contains the same active ingredients and should be just as effective. Brand name drugs cost more than their generic counterparts because the makers of the original, brand name versions had to pay for the research, development and marketing of the medications. To learn more, go to <http://go.usa.gov/IWk>.

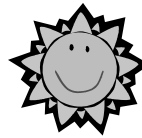
Watch out for scams. They keep coming back in different forms on TV and the Internet, but one thing stays the same: health scams for "miracle" cures can cost you lots of money. And the diet pills and energy products they push could be dangerous or have harmful interactions with your other medicines. Save your money for doctor-prescribed medicines. Find out more at <http://go.usa.gov/I5x>.

Reconsider the gym. If you aren't using your membership regularly, it could be one place where you could save some money. If you're worried about how you'll fit your exercise in without the gym, the U. S. Department of Health and Human Services suggests several alternate forms of exercise that you can fit into your everyday life in an online brochure at <http://go.usa.gov/IWB>.

You can also order printed copies of these brochures (subject to availability) by: visiting www.pueblo.gsa.gov to place your order online. Or call toll-free 1-888-878-3256, weekdays 8 a.m. to 8 p.m. EST. Ask for *Health Scams* (Item 576V); *Be Active Your Way* (Item 116V); or *Generic Drugs* (Item 555V).

New Property Manager!

The Board would like to welcome your new Property Manager Shayne Hall. Shayne has been working diligently with Jennifer for several weeks to smoothly transition this change by getting to know the Montarbor community. Please take note to contact Shayne going forward with any HOA related issues or concerns. You can contact her at 314-4506 or by email at shayne@diversifiedprop.com



Community Night at the Sky Sox!

Diversified is sponsoring **Community Night**, a night of baseball, fireworks & fun! Members of our HOA communities can purchase discounted tickets.



Kids 14 & younger can enter a drawing to throw out the first pitch!

August 27th, 7:00PM

\$5 Upper Reserve Tickets (normally \$9)

\$8 Box Seat Tickets (normally \$12)

Deadline is **August 12**. To reserve tickets or to enter the drawing, call 314-4504 or email info@diversifiedprop.com



Community Night sponsored by
Diversified Property Management

Reserve your tickets NOW!

Recycle that Cell Phone!



The next time you're ready to upgrade your cell phone, recycle the old one! If all the estimated 100 million dead cell phones were recycled, the United States could save enough energy to power more than 194,000 U.S. households with electricity for one year, according to the U.S. Environmental Protection Agency (EPA). Less than 20 percent of unwanted cell phones are recycled each year, according to the EPA.

Recycling can help the environment by keeping usable and valuable materials out of landfills and incinerators. Cell phones are made of precious metals, copper and plastics, which require energy to mine and manufacture. Recycling these materials not only conserves resources, but reduces air and water pollution and greenhouse gas emissions. Earlier this year, EPA teamed up with cell phone retailers, manufacturers and service providers to develop collection programs. Some charitable groups and state or municipal solid waste programs also offer cell phone recycling.

To find out where to recycle your cell phone, visit www.epa.gov/cellphone.

Your HOA Community Update

Board Members

Charles Knight charles@logs.net

Steve McClellan mcclisp@comcast.net

Bill Hegenbarth wjhegen@aim.com

Dues: \$100 monthly

Homeowners: 84



Keep in touch via the Web!

Go to www.diversifiedprop.com to get news and information about our community including:

- Meeting notices & minutes
- Updated policies
- Important phone numbers
- Your CC&R's

What is this Thing Called Fiduciary Duty?

From time to time you may hear that the board of the association operates in a fiduciary capacity for the homeowners. Or you may read about the board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

Fiduciary duty simply means the board has an ethical and legal obligation to make decisions in the best interests of the entire association. That's a small explanation for a very big responsibility.



Fiduciary duty includes a duty of loyalty to the association, which means that board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, boards must act in the best interests of the association and act reasonably.

Board members fulfill their fiduciary duty by:

- Developing and using a formal budgeting process
- Establishing and adhering to budgetary guidelines
- Making sure the budgeting process reflects the wishes of the association members
- Promoting understanding and acceptance of the reserve accounts among the members
- Collecting sufficient fees to adequately operate the association
- Soliciting bids and negotiating appropriate contracts
- Authorizing expenditures

