



High Sierra

HIGH SIERRA
NEWSLETTER
July 2006

Please send payments or any correspondence directly to High Sierra Condominiums at the following address:

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HIGH SIERRA'S

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High Sierra Condominiums - Ruidoso, New Mexico

The President's Corner -

From the President:

The Annual Owners Meeting was held on June 3, 2006, with 24 owners present. The election of officers was reported, with a total of 116 ballots returned. Mr. Ray Brown received 132 votes, Mr. Benson Walls received 144 votes, and Mr. Travis Shoemake received 22 votes. The 116 ballots resulted in 4,456 points. (More about that below.) I would like to thank the members who took the time to send in a resume to run for the Board. I encourage anyone interested in serving on the Board to submit a resume by mail or fax. I especially want to thank Mr. Shoemake for running for the Board. Two positions will be up for election in 2007.

In this newsletter you'll find a ballot to change the method of counting votes per Appendix "C" of The Declaration. Tallying election points allocated for each type of unit requires a large amount of man-hours to calculate. The Board would like to streamline the existing system so there's simply one vote for each timeshare unit owned. Please return the ballot on Page 2.

The members of the Board of Directors are as follows: Raymond L. Peabody, President & Chairman of the Board; Ray Brown, Treasurer; Tommy Dittberner, Secretary; Rob Huff, Member; and J. Benson Walls, Member. I want to thank the Board Members for the work they've done the past year. The positions are voluntary and they put in a number of hours with Board Meetings, telephone calls, and e-mail communications, and they travel at their own expense.

All owners are encouraged to attend the Annual Budget meeting on October 7, 2006.

The Board is committed to serving the membership and looks forward to meeting owners when they come to High Sierra.

Raymond L. Peabody
President, HSOA

ANNUAL BUDGET MEETING

The Annual Budget Meeting will be held at 10 AM on October 7th, 2006, in the High Sierra clubhouse.

This meeting is open to all owners of High Sierra units, and your attendance is encouraged. The Board of Directors hopes to see you there!

High Sierra CAN rent units for owners, and we also have units for sale at low cost. Ask!

HELP NAME OUR NEW CARVED BEARS



High Sierra now has some new residents on the grounds...four carved wooden bears! And we'd like YOUR help in naming High Sierra's bears.

There's a medium-sized wooden bear behind buildings 5 and 6, and a small bear in front of building 10. Children or grandchildren age 12 years or less of High Sierra owners can submit names for these 2 bears, while adult owners and their children or grandchildren 13 years or older can submit names for the large momma & baby bears located by the front door of the clubhouse, **PLUS** the HUGE bear standing behind building 1.

To allow all owners time to see the bears, suggested names can be sent in for one year. A committee will then consider all suggested names, and will select the final names. Persons submitting the final "winning" names selected will receive prizes.

Use the form below to suggest names:

Name for smallest bear (front of building 10):

Name for medium bear (behind buildings 5 & 6):

Names for momma & baby bears in front of clubhouse:

Name for HUGE bear behind building 1:

SUBMITTER'S NAME: _____

SUBMITTER'S AGE: _____

SUBMISSIONS MUST BE FAXED OR POSTMARKED NO LATER THAN MAY 1st, 2007.

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Policy changes are made periodically by the High Sierra Board. Such important policy changes are announced in this newsletter.

So you know...

To protect High Sierra resources, we now require a cash or pre-charged deposit of \$200 for rental of units occupied by anyone other than owners. This deposit requirement also applies to units rented through owners to non-owners at owners' rates.

High Sierra's Summer Office Hours:
8 AM to 10 PM Fri - Sat
8 AM to 9 PM Sun - Thurs

FROM YOUR MANAGER -

Interior and exterior renovations are continuing at High Sierra. We've now installed new carpet, ceramic tile, and wood laminate flooring in 18 of our 28 units...only 10 more to go! Outside decks have also been renovated on ALL units, and 5 exterior stairways serving 9 upper-level units have been completely rebuilt. The pool area was renovated this spring with MAJOR changes in how it looks, so be sure to check it out on your next visit to High Sierra.

As we finish the new flooring in all units, we'll be redecorating all interiors with New Mexico/Ruidoso-oriented themes. We solicit your patience while we accomplish many updates and repairs as quickly as reasonably possible. Thank you for your understanding as we ask you to "...please excuse our dust."

A special note for owners - If you allow someone else to use your unit, please be sure to notify us in advance in writing by fax or letter, and also provide your guests with a copy to carry with them when they check-in. This policy insures only authorized use of owners' units.

Maintenance & Reserve fees for 2006 were due January 1st, 2006; they became past-due February 1, 2006. In accordance with policy from the Board of Directors, accounts delinquent as of March 1 each year incur a \$45.00 late processing fee on that date, in addition to a continuing late fee of \$10 per month.

To make desired improvements at High Sierra, we need ALL our members to pay on time. Please don't wait for "your week" to pay your fees - that doesn't help renovate units nor maintain continuing operations throughout the year. If you haven't yet paid your annual fees, we encourage payment now so your account doesn't accrue even more increasing late fees.

For the vast majority of owners who pay timely each and every year, we extend a sincere thank you for your promptness.

Because of drought conditions, the Lincoln National Forest had been closed by the US Forest Service. However, due to recent rains, as of June 30, 2006, the Lincoln National Forest is now OPEN again for general public use (with some restrictions still in-place due to lingering fire danger).

If YOU can contribute your time, your expertise, or other resources to enhance High Sierra, please let us know. (We are now seeking volunteers to translate our newsletters from English into Spanish.)

Contact us at:

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P.O Box 7188
Ruidoso NM 88355-7188 USA
Voice: (505) 257-6913 Fax: (505) 257-7319
E-mail to: info@highsierracondos.com

A CAUTION ABOUT ON-LINE TIMESHARE SALES
High Sierra timeshares are "real property"...that is, they are deeded property. As deeded property, real estate can't be bought & sold like a bicycle or an antique; legal actions must be taken to change deeds-of-record. Please consult with us if you are approached about "on-line sales." Some are legit...but some are NOT.

"OWNER RATES" POLICY -

High Sierra owners receive a discounted "Owners' Rate" if they rent days or weeks at High Sierra beyond their normal weeks. The intent of this ownership benefit is to allow owners to (a) enjoy a discount for additional time at High Sierra, or for owners to (b) obtain a discount for additional units when they're accompanied by family or friends. In either case, owners are eligible for the discounted "Owners' Rate" ONLY when the owners are actually present at High Sierra. A few owners have rented units at the owners' rate, and then they've sub-let units to non-owners. This violates the intent of the "Owners' Rate." The policy is simple: discounted "Owners' Rate" for rental applies ONLY when owners are present at High Sierra. Your compliance with this policy is appreciated.

HIGH SIERRA WIRELESS -

High Sierra has a high-speed wireless network available in the clubhouse for owner/guest use. If you bring a laptop computer with wireless capability, you can connect in the clubhouse within seconds. If you have a laptop that does not have wireless capability, you can still connect using an on-loan wireless antennae provided by Mr. Huff. If you need, he'll install this temporary USB antennae & software to get you connected.

NEWS FLASH FOR RCI MEMBERS

RCI has just announced an increase in both their membership & exchange fees, to be effective September 10, 2006. Please contact RCI for more information, or go to: www.rci.com

As an RCI affiliate property, High Sierra has no control over RCI fees, nor are we consulted about any changes they make.

BALLOT TO CHANGE VOTING TABULATION

The current vote tabulation process established by the original developer is overly-complex, with varying "points" associated with various types of units. At the Annual Owner's Meeting held on June 3, 2006, the owners present ratified a Board recommendation to simplify the process so each unit owned carries one vote.

The ballot below is for owners' use in voting for this Board-recommended change. Please note that ballots NOT returned will be considered votes FOR this recommended change.

TO BE COUNTED, BALLOTS MUST BE POSTMARKED NO LATER THAN AUGUST 31, 2006.

Please vote and mail this ballot to: High Sierra Condominiums
PO Box 7188
Ruidoso, NM 88355-7188

Last name _____ First Name _____
I vote ___ FOR (or) ___ AGAINST
changing to a "one vote per-unit-owned" voting system.