



## High Sierra Condominiums - Ruidoso, New Mexico

# HIGH SIERRA NEWSLETTER - Winter 2011

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

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Policy changes are periodically made by the High Sierra Board. Such important policy changes are announced in this newsletter, and they're also posted on High Sierra's website at: [www.highsierracondos.com](http://www.highsierracondos.com)

### WINTER HOURS

High Sierra's winter office hours are:  
9 AM to 9 PM  
Monday thru Friday, and  
11 AM to 8 PM on Sunday.

### *The President's Corner*

After the most snow in Ruidoso for at least 12 years last winter, this winter Ruidoso recorded one of the most extended periods of sub-zero weather ever. At one point a record low of -27 degrees Fahrenheit (-33 C) was officially recorded...the lowest since official weather records in Ruidoso began in 1942! While we briefly experienced some frozen pipes, diligence by our managers and hard work by our maintenance team...working under our buildings in bitter cold temperatures...kept damage to a minimum; unlike some other resorts in the Ruidoso area, High Sierra continued full operations providing guest services during this hyper-cold weather event.

Regardless of the recent bitter cold, complete re-building of decks is progressing. Please see the Manager's comments in this newsletter for more specifics. Your Board of Directors is pleased with the on-going enhancements at High Sierra, and we thank owners for your support and patience as we continue to upgrade our resort. I hope everyone has a great spring and summer enjoying the facilities.

The terms for three of the five members of the Board of Directors will expire this year. While the three current incumbents have indicated they're willing to continue serving another term, other owners who might also like to run for the Board are encouraged to submit a short resume and reasons they'd like to serve on High Sierra's Board. There's more information provided in this newsletter.

High Sierra's staff looks forward to making your stay a pleasant one whenever you visit your resort.

**Raymond L. Peabody, HSCOA President**

### NOMINATIONS SOLICITED For Board of Directors

In 2011, the current two-year terms will expire for three of the five positions on the Board of Directors. While the current incumbents have indicated their willingness to continue serving another two-year term, additional nominations are solicited for candidates from among owner members. Board members serve the general membership without payment of any kind, and since 2004 they've self-elected to receive no reimbursement for travel costs to quarterly meetings.

If you are interested in serving, please send (1) a brief resume along with (2) a brief summary of why you'd like to serve on the Board of Directors and how you feel your experience and qualifications would enhance High Sierra's progress. Nominations can be mailed, faxed, or e-mailed to High Sierra. To allow time for subsequent balloting, ALL NOMINATIONS MUST BE RECEIVED AT HIGH SIERRA OR MUST BE POST-MARKED NO LATER THAN APRIL 15, 2011, to be considered. If any additional information is needed, please contact the General Manager.

### **ANNUAL MEETING -**

*Mark your calendars for the upcoming Annual Owners' Meeting*

**June 4, 2011, 10:00AM**

### **HIGH-SPEED WIRELESS INTERNET ACCESS IS NOW AVAILABLE IN ALL UNITS!**

There has been no-cost wireless Internet access available to High Sierra guests in the Club House for well over a year. However, wireless access has now also been extended to all High Sierra units. There's a nominal fee for access to the secured networks in the units to help pay for the equipment required; the single payment covers a guest's entire stay, and High Sierra is very reasonable compared to fees charged by most other hospitality operations. A password is required for access to the secured networks in the units; passwords are issued upon payment at the front office. No-cost wireless Internet access through an open network in the clubhouse remains.

## FROM YOUR MANAGER -

2011 began with a challenge! We survived the major storm that hit Ruidoso with freezing weather for an extended time, including a record-setting minus 27 degrees below zero Fahrenheit (-33 Celsius). At some point we had frozen pipes in all buildings, as did many businesses and homes throughout Ruidoso. However, thanks to our hard-working maintenance crew we suffered very minor damage overall and we continued full operations at High Sierra during the crisis.

Replacement of back decks and front walkways is well underway. Buildings 1-2 and 11-12 are almost complete, with only minor finish work remaining. The front walk for Buildings 7-8 is finished and the 5-6 building is about 65% complete. Unit 601 has had major interior work done to include a complete bathroom renovation. If you've never been in Unit 601, it now has a bathtub instead of the small shower it originally had in the single bathroom.

High Sierra owners are encouraged to frequently visit our website at [www.highsierracondos.com](http://www.highsierracondos.com) where we often post important current information. There's now a link posted on the Owners' Page that lists weeks available for the "free" week offered to owners who paid their Special Assessment and maintenance fees on-time. Owners who qualify for one or more free weeks will be receiving a notice outlining details for use of their "comp" week(s).

We want to again thank owners who take the time to complete the comment sheets and turn them in at the end of their stay. Your input following a visit helps us learn things we could never reasonably detect even through frequent regular inspections.

*Margana Huff, General Manager*

### NOTICE TO ALL OWNERS WHO PAID THEIR SPECIAL ASSESSMENT AND MAINTENANCE FEES ON OR BEFORE JANUARY 31, 2011

Per information provided by the Board of Directors to all High Sierra owners prior to the vote on the Special Assessment in September 2010, owners who paid their Special Assessment fee and 2011 maintenance fees in-full on or before January 31, 2011, are entitled to one free week at High Sierra during calendar years 2011 through 2013. A notice will be sent out soon to all High Sierra owners who qualify for one or more free weeks, providing details on how you can use and/or schedule your "comp" week(s).

#### **IMPORTANT NOTE FOR OWNERS and THEIR GUESTS**

For your security, keys for "after-hours" arrivals are left in a metal mailbox with a changeable combination lock on it. Any owner or guest arriving after the office is closed **MUST** know the current combination to obtain access to keys.

**IF YOU ANTICIPATE ARRIVING AFTER 8 PM ON ANY NIGHT, PLEASE CALL THE HIGH SIERRA OFFICE BEFORE 8 PM TO OBTAIN THE COMBINATION FOR THE LOCK.**

Again, this procedure is to protect YOUR High Sierra resources and provide better security for our owners and guests. If **all** fees are not paid current, keys cannot be left out.

High Sierra can rent your unit for you if you can't use it -  
just ask us how!

#### **Please help us stay in contact with you!**

If you've moved, changed your phone number or your email address in the last year, please let us know as soon as you can. You can:

- send a note to PO Box 7188, Ruidoso, NM 88355,
- email us at [info@highsierracondos.com](mailto:info@highsierracondos.com)
- fax us at 575-257-7319.

#### **Unit-Weeks for Sale— Stay FREE if you buy**

Rent a week or weekend at High Sierra, and if you purchase a unit within 60 days of that rental, half the rental cost (minus tax, of course) will be applied toward purchase price. (*Does not apply to holiday weeks*).

Tell a friend and they will get the same offer.

#### **PLEASE NOTE:**

If you have not yet sent in your Special Assessment, maintenance, and reserve payments for 2011, you've now been charged a \$10 late fee for February and another \$10 for March. Additionally, in March a late processing fee of \$45 is also added to cover the costs of additional statements which begin as of March. If you haven't done so yet, it's in your best interest to send your payment now to avoid incurring additional charges.

Our thanks to the majority of High Sierra owners who pay all fees timely year-after-year, thus avoiding payment of late fees of any kind.