



# High Sierra

## HIGH SIERRA NEWSLETTER - April 2006

### High Sierra Condominiums - Ruidoso, New Mexico

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

**High Sierra Condominiums**  
**P.O Box 7188**  
**Ruidoso, NM 88355-7188**  
**USA**

Phone: (505) 257-6913

Fax: (505) 257-7319

**HIGH SIERRA'S**

**E-MAIL ADDRESS:**

**info@highsierracondos.com**

### ANNUAL OWNERS' MEETING

**The Annual Owners' Meeting will be held at 10 AM on June 3, 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 12 years or less of High Sierra owners can submit names for these 2 bears, while adult owners and their children 13 years or older can submit names for the large momma & baby bears located by the front door of the clubhouse, and 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.**

### The President's Corner -

From the President:

Summer time is coming and the area around Ruidoso is turning green although some of the area in the mountains is very dry due to lack of rainfall this past winter. The High Sierra staff is looking forward to serving the members when they arrive for their weeks. There is still renovation going on, but during the busy summer time construction will be reduced to minimize inconvenience to guests. I hope everyone has an opportunity to see all the improvements in the clubhouse, the unit decks & outside stairs, and in the units that have been refurbished. More than one-half of all units have been refurbished and more of them will be worked on this coming fall. We hope to finish the rest of the interiors early next calendar year.

The Board consists of the following: Raymond L. Peabody, President and 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 for Board meetings, telephone calls, and e-mail communications. We are always looking for new candidates to run for the Board. If you are interested, please send a resume to the High Sierra office. The Board encourages all owner-members to vote for their choices for the two positions open on the Board. All owners are also encouraged to attend the Annual meeting on June 3, 2006.

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

Raymond L. Peabody  
President, HSOA

**Owners can now pay annual fees by MasterCard, Visa, American Express, Discover Card, or on-line using PayPal.**

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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...

The 2006 county tax assessor's valuation of High Sierra places the property value close to \$1 million. (That's undoubtedly low based on current values in the Ruidoso area.) This makes any High Sierra owner a partner in a million-dollar property.

## 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 17 of our 28 units...more than halfway done! Outside decks have also been renovated on a total of 22 units, with 4 exterior stairways serving 8 upper-level units completely rebuilt. The pool area has just been renovated in the past few weeks with MAJOR changes in how it looks, so be sure to check it out on your next visit to High Sierra.

We're systematizing maintenance and housekeeping processes so recent improvements become permanent ways of doing business at High Sierra. The staff and I hope you see immediate signs of improvement in both physical facilities and staff responsiveness on your future visits to High Sierra.

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 provide your guests with a copy to carry with them when they check-in. This policy insures only authorized use of owners' units.**

**Maintenance and Reserve fees for 2006 were due January 1st, 2006; they became past-due as of February 1, 2006. In accordance with recent policy from the Board of Directors, each account delinquent as of March 1, 2006, incurred 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 and maintain continuing operations throughout the year. If you haven't yet paid your annual fees, we solicit your cooperation in paying them now so your account doesn't accrue increasing late fees.

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

## "OWNER RATES" POLICY -

High Sierra owners receive a discounted "Owners' Rate" if they rent time 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.

## WIRELESS, E-MAIL, & WEBSITE -

We now have a wireless network available in the clubhouse for owner/guest use. If you bring a laptop computer with wireless capability, you can now connect in the clubhouse within seconds. If you have a laptop that does not have wireless capability, you can still connect using one of several on-loan wireless antennae devices provided by Mr. Huff. If you need, he'll install a temporary antennae & software to get you connected. Additionally, there will soon be a computer available in the clubhouse for common use by all guests, also connected via high-speed wireless access.

**Please note -**

High Sierra's e-mail address is:  
[info@highsierracondos.com](mailto:info@highsierracondos.com)

High Sierra's only website is now:  
[www.highsierracondos.com](http://www.highsierracondos.com)

**With the arrival of spring, bicycles and riding helmets are once again available for use by High Sierra guests at no cost.**



## VOTING FOR BOARD OF DIRECTORS

As part of the Annual Owner's Meeting to be held on June 3, 2006, an election will be held by proxy and in person to fill two positions on the Board of Directors for the next two years.

**A ballot is included with this newsletter for your use in voting for Board candidates. Owners are highly encouraged to vote for those who will represent them for the next two years.**

**MAILED BALLOTS MUST BE POSTMARKED NO LATER THAN MAY 22, 2006, FOR BALLOTS TO BE TABULATED.**

High Sierra Condominiums  
PO Box 7188  
Ruidoso, NM 88355-7188

## COMING SOON TO YOUR HIGH SIERRA!

Planning and work are underway for a new physical fitness center at the High Sierra Clubhouse.

**The center will be equipped with:**

- (1) exercise gear AND
- (2) a breathtaking view besides!

**We hope to see you there soon!**

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:

High Sierra Condominiums (Attn: R. Huff)  
P.O Box 7188  
Ruidoso NM 88355-7188 USA  
Voice: (505) 257-6913 Fax: (505) 257-7319

**2006 Ballot for Election to  
High Sierra Condominium Owners' Association Board of Directors  
P.O. Box 7188, Ruidoso, NM 88355**

**LIST OF CANDIDATES & QUALIFICATIONS IN ALPHABETICAL ORDER BY LAST NAME**

**W. RAY BROWN (Current Incumbent)**

**Reason or interest in serving on Board:** I want to help solve some of the problems facing High Sierra - the need to modernize all of the units; the need to sell many of the large number of Association-owned units; the significant number of units being repossessed; and the increased cost of ownership due to rising maintenance costs. I worked with several past High Sierra Boards and I serve on the current Board to resolve accounting and operational problems.

**Qualifications:** I hold a BA in Accounting, an MBA in Management, and am a Certified Public Accountant. I worked for 26 years with the Internal Revenue Service and have worked in my private practice for 18 years. I have taught Accounting, Economics, Income Tax, and Computer Programming at university level. I am familiar with timeshare accounting and operations.

**TRAVIS E. SHOEMAKE**

**Reason or interest in serving on Board:** I am placing my name on the ballot for one of the positions on the Board of Directors in order to become a more involved owner at High Sierra. I feel my experience and desire to have High Sierra become a recognized leader in hospitality, quality, and experience of ownership uniquely qualify me for a position on the Board.

**Qualifications:** Treasurer and Human Resources Manager for Champions Columns & Shutters, Inc. I hold a Bachelor of Business Administration degree from Midwestern University in 1984, and a Master's Degree in Management and Human Resources from the University of Phoenix in 2005. In addition to my career, I am also an active participant in my homeowner's association in Cypress, TX. With over 20 years of experience, I have developed expertise in the areas of accounting management, strategic communications, organizational development, and human resources.

**J. BENSON WALLS (Current Incumbent)**

**Reason or interest in serving on Board:** I share and want to help with the vision the High Sierra Board of Directors has for our timeshare facility. I would like to continue assisting in bringing this plan to life. We have refurbished over half of the decks and over half of the interiors since I joined the board last year, not to mention the new roof over the club house. As we are making progress, I would appreciate your support by voting for me and letting us continue with these improvements.

**Qualifications:** I offer extensive construction knowledge and experience for a position on the Board of Directors. My training and expertise includes a degree in architecture, thirty-three years of construction estimating, and field experience including residential, apartment complexes, condominiums, commercial, and industrial. I am currently in my 24th year with a large international construction company. If re-elected I will continue to help the high Sierra Board improve and maintain our time share units in the most cost effective way.

**Ballot for High Sierra Condominiums Owners' Assn., Ruidoso, New Mexico**

This ballot will serve as your vote for all weeks owned as of 5/22/06. The candidates and their biographies are included on the back of this ballot. Please use the ballot form below to cast your vote and return it in the enclosed envelope on or prior to May 22, 2006. A quorum of twenty percent (20%) of all votes must be received for this election to be valid.

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**PLEASE DO THE FOLLOWING:**

- 1. VOTE FOR TWO CANDIDATES**
- 2. INDICATE THE NUMBER OF PERSONS ATTENDING THE MEETING\***
- 3. RETURN THIS BALLOT IN THE ENCLOSED ENVELOPE TO:**

**HIGH SIERRA CONDOMINIUMS  
PO BOX 7188  
RUIDOSO, NM 88355**

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**HIGH SIERRA CONDOMINIUMS OWNERS' ASSN, INC. APPOINTMENT OF AGENT FOR ANNUAL MEETING**

The undersigned hereby appoints Rob Huff and Tommy Dittberner or any of them, as the undersigned agents, with full power of substitution, to vote all votes with respect to the ownership of units in the High Sierra Condominiums Owners' Assn., Inc. at the Annual Meeting of the HSCOA to be held on Saturday, June 3, 2006, at 10:00 AM Mountain Daylight Time at High Sierra, and any adjustments thereof, as fully as the undersigned could if personally present, hereby revoking any appointment of agent heretofore given.

THIS APPOINTMENT OF AGENT WILL BE VOTED FOR BOARD OF DIRECTORS CANDIDATES AS DIRECTED BY THE UNDERSIGNED. IF NO CHOICE IS SPECIFIED, VOTES SHALL BE CAST FOR EACH INDIVIDUAL SET FORTH BELOW IN THE MANNER INDICATED IN THE AGENCY STATEMENT.

THE ENCLOSED APPOINTMENT OF AGENT IS SOLICITED BY THE HIGH SIERRA CONDOMINIUMS OWNERS' ASSN., INC. ANY UNIT OWNER RETURNING AN APPOINTMENT OF AGENT, WHICH IS NOT SUBSEQUENTLY REVOKED WILL BE VOTED AT THE MEETING (AND ANY ADJOURNMENT THEREOF) IN ACCORDANCE WITH THE INSTRUCTIONS INDICATED THEREON. IF NO INSTRUCTIONS ARE INDICATED ON THE APPOINTMENT OF AGENT, IT WILL BE VOTED FOR THE ELECTION OF THOSE CANDIDATES RECEIVING THE GREATEST NUMBER OF VOTES FROM OWNERS WHO INDICATE A CHOICE ON THEIR INSTRUCTIONS OR VOTE IN PERSON AT THE MEETING. THE APPOINTMENT OF AGENT WILL BE USED TO VOTE ON NO OTHER MATTERS OR RESOLUTIONS TO COME BEFORE THE MEMBERSHIP AT THIS MEETING.

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**Election of Board of Directors**

Place an X in the blank BEFORE the name of the individual you are voting for. **VOTE FOR TWO.**

\*\* Indicates Incumbent

\_\_\_\_\_ Ray Brown\*\*

\_\_\_\_\_ Travis Shoemake

\_\_\_\_\_ J Benson Walls\*\*

\* \_\_\_\_\_ Number of persons attending meeting.

\_\_\_\_\_ Unit(s) and Week(s) Owned

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Owner