

Country Club Estates Newsletter

December 2003 January 2004



CCEHA MISSION STATEMENT

Country Club Estates Homeowners Association provides value to homeowners by ensuring conformance to covenants, restrictions and bylaws; promoting neighborhood improvements, safety and social activities; and advocating on behalf of its members to the developer, municipality and other political entities.

PRESIDENT'S CORNER— — —



Mike Walsh, President

COUNTRY CLUB ESTATES ASSOCIATION OFFICERS

President—
Mike Walsh

Vice President
Carol Krum

Secretary—
Marie Miller

Treasurer—
Jane Franklin

Director—
Janet Secor

Director—
Sharon Galbraith

Director—
Barbara Reedy

Newsletter Editor—
Shirley Wheeler

As we come to the close of another year and the end of my term in office here at Country Club Estates I am so thankful for the many things that we have accomplished. There have been so many people that have worked hard to make the organization a success, too many to name without forgetting someone. The committees and our members have worked hard to enforce the restrictions, to be sure we are in compliance with law, to provide activities for us to enjoy and to continue to make this a quality community in which to live. It is such a pleasure for Ye (our dog) and I to be able to walk around the neighborhood and meet and greet our great friends and neighbors.

I'd like to thank all of you for your support over the last two years and for all the hard work that has gone into the creation of the organization. I believe we are off to a good start and that the new Board will continue to expand opportunities for the development and to strengthen the association. We are truly blessed to have so many wonderful people here and I would strongly urge all of us to continue to support and strengthen the association.

Not only have our members been supportive of the association with their time and talents but you have also been very good with your financial support. Over the two years we have been in existence you have spent \$2000+ to furnish the clubhouse with tables and chairs and appliances, you have spent \$2500+ to paint and landscape the building, you have supported a web site so we can keep you up to date on current events and you have put us in a strong financial position for the future.

I look forward to seeing all of you at the Christmas party on the 13th and at the general meeting on January 24th at 9:30 am at the clubhouse where we will vote on the assessment for next year, vote to approve the budget for 2004 and install the new Board that you will be electing in January.

Once again let me thank you for your help and support over the last two years.

Mike

If you would like to have a copy of the new reference book stop by the clubhouse or drop a note to Marie Miller at the association address 3209 Wedge Rd., or check for it on the website, www.zianet.com/cceha

We are often asked- **“What does the homeowner’s Association do for me?”**

I’ve given that much thought and would like to extend this answer. We have moved here from many areas of the country. Why? Is it just the city of Deming? Is it just the type and quality of homes in our neighborhood? Is it simply the weather or the lack of traffic? I believe these are all factors, but none of these singly or collectively would explain why we choose Country Club Estates. I believe the reason lies in the Covenant of Restrictions. Why, because the covenants define our reason for being and protect our community. Without them we would not be a community with age restrictions, we would not have control of the aesthetics of our community (zoning laws that many of us were used to having), we could not have an organization that we could go to voice our community concerns. What sets us apart from the rest of Deming and much of New Mexico are these very things which we enjoy. The restrictions give the power to enforce the covenants to the Homeowners Association. They cannot nor should they be administered by an outside agency such as the developer or the city or anyone else. We as homeowners must take that responsibility because we have the best interest of our people at heart.

Take a close look at our community. The houses are well built, the yards uniformly well maintained, the alleys and right of ways free from weeds. We have no old cars in driveways, no ugly sheds in back yards, no tricycles or toys all over our streets and alleys. These things are not by accident. These are examples of what are called for by the restrictions.

The restrictions also call for an association vested with the authority to see that the community stays this way. These very restrictions, though at times confusing, require us to have by-laws, officers, an annual meeting and committees to see that the restrictions are upheld. We have these things.

Prior to the formation of the association in 2001 we were not in compliance with federal laws for a 55 and older community. We now are. We had no guidelines for the architectural committee. We now do. We had no clubhouse nor means to use and maintain it. We now do. These are some of the things that I see as reasons that the association is important to you and me. They are also reasons why we need a strong association to continue the progress. **They are reasons that add value to our properties because they assure people that the neighborhood will remain the quality place to live that it is now.**

THE ANNUAL CCE HOMEOWNERS ASSOCIATION GENERAL MEETING WILL BE HELD ON SATURDAY JANUARY 24TH IN THE CLUBHOUSE AT 9:30 AM. NO DONUTS OR COFFEE THAT DAY. THIS IS AN IMPORTANT MEETING — EVERYONE SHOULD ATTEND.

REMEMBER THE BURMA-SHAVE SIGNS???

THE ONE WHO DRIVES WHEN
HE’S BEEN DRINKING
DEPENDS ON YOU
TO DO HIS THINKING

DON’T LOSE YOUR HEAD
TO GAIN A MINUTE
YOU NEED YOUR HEAD
YOUR BRAINS ARE IN IT

At our December Board Meeting the Board voted to accept the following budget for 2004. The budget is based on an annual assessment of \$150 which is the minimum amount prescribed in the Restrictions and a continued initiation fee of \$150 per new lot purchased. We have also included a few new categorizes. There is a line item for entertainment and for recreation. We have also included a reserve fund for money to be set aside for future needs. The income portion show a carry over of \$8000 from 2003 which is probably a conservative figure and one that will change once we finish 2003. We will be asking the membership to vote on the assessment of \$150 per lot and to approve the amended budget which we will share at the annual meeting. The amended budget will be exactly like the one presented with the exception of the carryover figure and any minor adjustments this creates in the expenses side, probably just to make a change in the contingency fund.

2004 Budget

Income		Expenses	
Carryover from 2003	\$8,000	Accounting services	\$500
Projected initiation fees	1,500	Activities committee	500
Prorated assessment for new lots	500	Board expenses	900
Annual assessments	11,400	Capital expenses	2,000
Interest	<u>150</u>	Entertainment fund	1,500
Total Income	\$21,550	Facility maintenance	1,000
		Grounds and landscaping	600
		Insurance	2,000
		Legal fees	500
		Newsletter	500
		Office expenses	650
		Recreation fund	200
		Supplies, facility	500
		Taxes, real estate	700
		Utilities	<u>900</u>
		Total to be used in 2004	\$12,950
		Contingency fund	\$2600
		Reserve fund	<u>6000</u>
		Total Expenses	\$21,550

PENDING ELECTIONS FOR CCEHA OFFICERS —

Shortly after January 1, 2004, the CCEHA Officers Nominating Committee will be sending ballots to each CCEHA lot and homeowner of record on January 1 and who is in good standing (all dues are paid). Ballots are for several positions that will become vacant because of term expiration.

Candidates for the open positions are:

President: Sharon Galbraith

Treasurer: Robert Raynor

One open Board Seat: Janet Secor

Dale Vance

ACTIVITY COMMITTEE —EVA MEYER, CHAIRPERSON

Our Christmas Party will be held at the Holiday Inn on Saturday, December 13th, starting at 6:00 p.m. for all residents of CCE. It will be a buffet—with three main entrees. The Activities Committee will pick up 1/2 the cost. The tickets will be for each person \$6.00. We must have all the money collected for the final count on Wednesday, December 10th. You may pay and pick-up your tickets from any Activity Committee member Or call Eve Meyer at 546-8073. Everyone that brings a grab bag gift will be able to take part in Traditional Exchange. Gift not to exceed \$5.00 ea.

COOKIE EXCHANGE/MONEY CUP FOR HEALING HOUSE—We are combining our annual Cookie Exchange with the Saturday morning coffee, 9:00 a. m. at the Clubhouse on December 13th. There will be no donuts that day, rather cookie tasting and coffee. Our usual donation for coffee and donuts money cup will be divided between the Healing House and Community Action Agency. We will also have the money cup at the Christmas Party for those who wish to donate that missed the morning coffee. However many cookies you bring you will be able to take that many home. Bring some extra for the tasting.

CCE CHRISTMAS TOUR —Saturday December 20th, from 1:00 p.m. to 4:00 p.m. a tour of homes here at CCE . Six homes have volunteered their homes for this event —Janet and Ben Secor, Linda Drilling, Barbara and Mike Walsh, Lorraine and George Bunch, Marie Miller, and Jane and Tom Franklin. This is a fund-raiser for the Healing House. They will be in charge of this event. Tickets are \$10.00 ea, no strollers.

The tour will start at the CCE office where hands will be stamped and end at the clubhouse for refreshments.

December 4th —12:00 Board Meeting at the clubhouse. All CCE residents and lot owners are encouraged to attend.

December 6th —Saturday Cards & Games 6:30 at the Clubhouse. Some people have been enjoying dominos. Last month Larry Johnson was giving instructions on playing UKER. Please sign up and tell us which game of cards, or other kind of game will interest you.

December 10th Wednesday —Ladies Day Out. This month we will travel to Silver City for lunch, then do some Christmas shopping. Please let us know if you are willing to drive.

December 17th, Wednesday —Creations & Conversation—will not take place this month

Fourth Wednesday or last Wednesday of each month, is Readers Group at 9:30 a. m. We will not meet in Dec. as we are reading an important book, “Palace Walk by Naguib Mahfouz, and it is quite long. It is a story of the daily life of a Muslim family in Egypt. It is very enlightening about the Muslim culture. We will discuss it at our January 28th meeting.

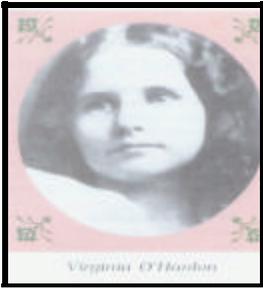
If you desire more information on any of these events, contact Eve 546-8073 or any Activities Comm. Member.

COMING IN FEB. Barbara Walsh will be teaching a weaving class. If interested contact Barbara at 544-0274.



CCE COOK BOOKS ARE HERE.—SALE PRICE \$7.00 EA.

**They are going fast . For those who want them for Christmas Gifts Call—
Barbara Walsh—544-0274, Shirley Wheeler —544-4159 or Cheryl Fontaine -
544-7222.**



YES, VIRGINIA, THERE IS A SANTA

The most real things in the world are those that neither children nor men can see.

Her whole name was Mrs. Laura Virginia O’Hanlon Douglas. She earned a master’s degree from Columbia University and a doctorate from Fordham, and she had a long and distinguished career as a teacher and administrator in the New York City school system, but to millions of people she will always be the little girl who wrote a letter asking about Santa Claus.

“I was only a child, and my parents did everything for me that any parents could do.” Mrs. Douglas told an audience of college students some 40 years later. “Quite naturally I believed in Santa Claus, for he had never disappointed me. But like you, I turned to those of my own generation, and so when less fortunate little boys and girls said there wasn’t any Santa Claus, I was filled with doubts. I asked my father, and he was a little evasive on the subject.

“It was a habit in our family that whenever any doubts came up as to how to pronounce a word, or some question of historical fact was in doubt we wrote to the “Question and Answer” column in the New York Sun. Father would always say, “If you see it in the Sun, it’s so,” and that settled the matter.

“Well, I’m just going to write to the Sun and find out the real truth.” I said to my father.”

The editorial was written by Francis Pharcellus Church, a Civil War correspondent for the New York Times before he joined the Sun as a writer specializing in theological and controversial subjects.

Mr. Church Died in 1906. The New York Sun died in 1950. Mrs. Douglas died May 13, 1971, at the age of 81.

But little Virginia, her letter, and the answer she received will live for ever in America’s heart.

Dear Editor: I am 8 years old. Some of my little friends say there is no Santa Claus. Papa says “If you see it in the Sun it’s so.” Please tell me the truth; is there a Santa Claus? Virginia O’Hanlon

Virginia, your little friends are wrong. They have been affected by the skepticism of a skeptical age. They do not believe except they see. They think that nothing can be which is not comprehensible by their little minds. All minds, Virginia, whether They be men’s or children’s, are little. In this great universe of ours man is a mere insect, an ant, in his intellect, as compared with the boundless world about him, as measured by the intelligence capable of grasping the whole of truth and knowledge.

Yes, Virginia, there is a Santa Claus. He exists as certainly as love and generosity and devotion exist, and you know that they abound and give to your life its highest beauty and joy. .Alas! How dreary would be the world if there were no Santa Claus! It would be as dreary as if there were no Virginias. There would be no childlike faith then, no poetry, no romance to make tolerable this existence. We should have no enjoyment. Except in sense and sight. The eternal light with which childhood fills the world would be extinguished.

Not believe in Santa Claus! You might as well not believe in fairies! You might get your papa to hire men to watch all the chimneys on Christmas Eve to catch Santa Claus, but even if they did not see Santa Claus coming down, what would that prove? Nobody sees Santa Claus, but that is no sign that there is no Santa Claus. The most real things in the world are those that neither children nor men can see.

No Santa Claus! Thank God, he lives, and he lives forever. A thousand years from now, Virginia nay, ten times ten thousand years from now, he will continue to make glad the heart of childhood.

Frances P. Church

From the New York Sun, September 21, 1897



DRIVING SKILLS CLASS OFFERED—

AARP offers a driver refresher course several times a year in Deming for motorists age 50 and older. One of the course instructors has agreed to schedule a class in our clubhouse sometime in February or March if at least 15 people will sign up. The maximum class size is about 35. This course typically is offered on two consecutive afternoons from 1 to 5 pm. There is a one time fee of \$10.00

Benefits are: improvement of driving awareness and skills; reduction of automobile insurance premiums.

If you are interested, call Ruth or Keith at 544-0123. (It is not necessary to commit at this time)



MEET YOUR NEIGHBOR——

Ralph “Joe” and Eva Meyer, 3005 N. Driver Rd.

Joe and Eva lived in Chicago, Missouri and Las Cruces before coming to Deming. They wanted to live in a smaller town —and what better place.

They have been married for fifty-three years, and have two children, three grandchildren, and one great-granddaughter.

Eva likes to read, sew, and they both like crafts. (Have you seen Eva’s Cactus Doll Collection or Joe’s Southwestern Adobe Village?)

Before retiring Joe was a police officer and Eva managed a sewing machine department in Carson Pirie Scott department store in Chicago.

Their favorite trip was to Copper Canyon and Jamaica.

Eva serves as CCEHA Activity Chairperson and Joe has served on the Architectural Committee.

Walt and Carol Hoefler, 3013 Bogie Court

Before coming to Deming, Walt and Carol lived in Alaska for thirty-five years and British Columbia for eleven years. When asked the question “What brought you to Deming” they said Pancho Villa State Park in Columbus.

They have been married twenty-seven years; have seven children and eleven grandchildren.

Walt likes woodworking, hiking and reading in his spare time, and Carol likes quilting, knitting, sewing, reading, walk/hike.

Before retiring Walt worked for eighteen years as a purser with the Alaska State Ferry. In Canada they both worked for the local paper and Carol worked in a gift shop and for a caterer. Walt also did renovation contracting.

Their favorite trip was by helicopter into the backcountry in BC where they spent three days hiking and climbing.

Walt is a past Vice-President of CCEHA and Carol is serving on the Activity Committee.

COUNTRY CLUB ESTATES VISION STATEMENT——

CCE is a landmark retirement community known for its well defined southwestern style, being a great investment, and being a community where neighbors care.

Shirley Wheeler
Newsletter Editor
2605 Water Hazard Dr.
Deming, NM 88030

TO —