

Westwind | Desert Breeze
Dave Brown at Mountain & University Homeowners Association
President's Report 2023

As 2023 comes to a close, I would like to give you an update on the status of the community.

CITY OF MESA ROLL-OFF DUMPSTERS

As with the last several years, we were able to secure the Roll-off dumpsters from the City of Mesa. All 7 of the dumpsters were completely full by the afternoon of the 2nd day of the event. We have again secured the dumpsters for January 6-9, 2023. The dumpsters are for OUR community only. No hazardous waste, oil, paint, freon or tires are permitted otherwise we risk losing the privilege of being allowed to participate in this program.

G.A.I.N. Party (Getting Arizona Involved in Neighborhoods)

Many thanks to our Treasurer, Crystal, for coordinating a very successful G.A.I.N event on November 4th. We were visited by the Mesa Police Commander Christopher Rush, our State Representative for the Superstition District, Mesa Fire and Medical Ladder 209 and the Mesa Police Hazardous Devices Unit (Bomb Squad). There was a great turn out of neighbors who enjoyed the beautiful day and the opportunity to get to know or catch up with other neighbors. The Board sponsored food, beverages and prizes, and there were several raffle prizes for kids and adults. I would like to encourage all of the residents of our community to attend future neighborhood events and get to know your neighbors. Getting to know your neighbors and being visible will help deter criminal activity. It takes all of us to keep our community safe.

FINANCIALS

As we close 2023, I am happy to report that our community is in sound financial condition with total assets in our Operating and Reserve Accounts totaling \$367,767.21 as of September 30, 2023. We were able to stay within our budget for 2023 while showing an increase in our reserve account. Likewise, the budget for 2024 has been passed and will allow the Board to fiscally manage our community and continue to build our reserves **WITH NO DUES/ASSESSMENT INCREASE** for the 15th consecutive year.

TREE THINNING

27 Palo Verde and Mesquite trees in our community were identified as requiring thinning, with the tree thinning contract being awarded to Gold Medal Landscaping. The project should commence mid- to late November.

MAILBOXES

The mailboxes at Opal and Camino were vandalized requiring USPS to fix them. However, upon inspection, the USPS, determined that the sidewalk was not ADA compliant and would not fix the mailboxes until the access was compliant. After several calls and visits from Dick, our KMS Property Manager, to the postmaster, it was determined that cutting the curb and making the approach to the mailboxes ADA compliant was the responsibility of the USPS. Upon hearing this, the Board gave approval to the USPS to do the necessary work so that we could get the mailboxes back into operation for our residents. To date, we are waiting for the City to schedule the project.

WALL PAINTING

An upcoming project that will need to be undertaken is repainting the common area walls in our community. Bids for this project will be secured in 2024 and cost is expected to be several thousand dollars.

THANK YOU

I would like to take this opportunity to thank everyone in the community for their support over the past 15 years of my serving on the HOA Board, 14 years as President. It has been a pleasure to get to know so many of you, we have a wonderful community. Effective following the January 16, 2024 Annual meeting of the HOA, I will be retiring from the Board. I ask that you support the remaining members of the board as you have supported me over the past decade and a half. I have no doubt in the ability of the members of the Board, that they will continue on in an open, sound and fiscally responsible manner.

Over the past 15 years, we have seen our financial status improve from having \$33,548.00 in 2008 in our operating and reserve accounts to now having over \$367,000.00 as of September 30th. Despite a few heavy hits to our reserves for wash berm repairs, widening and straightening to deter erosion and future water breaches, and replacement of park equipment due to vandalism, we were able to build our reserves without assessment increases to the homeowners. Not many HOA's can make the same claim!!

HOA MEETINGS

I would like to encourage other members of the community to consider participating on the Board. We have quarterly meetings via ZOOM, and all members of the community are invited to attend the meetings, though few do. Dates, times and ZOOM numbers are posted on the communication boards. The meetings are short and have been peaceful for many years. Please consider submitting your name to participate on the Board. If not, at least call in or attend some of the meetings. You will hear (and have a voice) on matters before the board such as upcoming projects, bids, issues of concern, etc. You will also be apprised of the financial status of the HOA. You must be a member in good standing to serve on the Board (i.e., You must own and be living in the residence within the DBMU community, maintain compliance with the CC&Rs, Current on monthly HOA assessments, etc.).

HOA ELECTIONS/ ANNUAL MEETING – JANUARY 16, 2024

A Meeting notice will be mailed to all homeowners on November 28th. The notice will also contain information for anyone interested in joining the Board. Please respond prior to the deadline if you are interested. Ballots are inclusive in the meeting notice. Please vote for BOD members via ballot. You can return them in person, by mail, or by fax by January 10th (to be safe).

Elections will take place at the Annual meeting of the HOA on Tuesday, January 16, 2024 at 7:00 pm. This will be a ZOOM meeting (meeting call in number will be posted on the communication boards). If you choose not to vote on Board members, at least return your ballot marking the box indicating you are not voting but want the ballot to count for a quorum so that the association can conduct its business.

Once again, a huge THANK YOU to all of you for your support over the past 15 years. I couldn't have done this for so long without all of your support and the support of my co-Board members over the years. Blessings to you for a wonderful Holiday season!!

With Deepest Sincerity,

Nancy Salzwedel