

DBMU HOA President's Report  
January 2019

**2018 in Review**

- Annual Clean Sweep/Green Sweep Dumpsters were coordinated and all 8 roll-off dumpsters were full at the time of removal. **People had dumped tires, paint and items containing Freon into the dumpsters. This jeopardizes our ability to participate in this free program. Please remember to review the list of items that are not allowed when the dumpsters come.**
- The Annual Community GAIN Event was held in November and was a wonderful success. Several very nice gift basket door prizes were raffled away and we welcomed several new neighbors. Thank you to those that donated items for the raffles, and assisted with set-up and break-down.
- \$995.00 of our association's funds went towards sprinkler head replacement in the park due to vandalism.
- An updated Reserve Study was completed in May 2018

**Financials**

- 2019 Budget was passed with **NO** increase in HOA dues for the 10th consecutive year
- As of November, 18 homes were sold in the community during 2018.
- Assessment income was higher than anticipated and collection costs went down. Collection income was double Total Amount owed by homes in collections is at \$, down by \$ from last year.
- We were over budget in Maintenance and Repairs due to ongoing damage to the sprinkler heads in the park. Reminder: Vandalism costs ALL OF US. If you see something being damaged, or persons in the park after dark, report it to the Mesa Police.

**Looking Ahead**

- 2019 Clean Sweep / Green Sweep Dumpsters are scheduled for April 10-13, 2018. **Please remember: NO tires, Freon, paint, rocks are permitted in the dumpsters.**
- We plan to have another Annual GAIN party in the fall to coincide with the City of Mesa's GAIN events.
- Granite replenishment and plant replacements will continue around the community
- It is anticipated that we will repair the erosion along the sidewalk Northwest of the play structure

**Reminders:**

- **Trash cans must be pulled in the evening of trash pick-up and must be stored out of sight**
- **If you notice water running in any of our common areas, please report it immediately!!**
- **The natural desert areas and wash area between Opal and Mountain Rd. as well as water retention areas are off limits to non-authorized motorized vehicles. Incidents have occurred, and complaints received, where motorized vehicles are tearing up the landscaping and kicking up a lot of dust. These areas are posted as "no trespassing" and violators can be cited by the police department.**
- **HOA Website** (<http://davebrownmtnunivhoa.com>)
  - HOA minutes & meeting schedule
  - Financials
  - Community Notices
  - Architectural Request Forms
  - Approved Exterior Paint Palate
- **City of Mesa Website** (<http://Mesaaz.gov/Home>)
  - Report street light outage,
  - code compliance regulations,
  - report street issues (flooding, debris, etc.)
  - Crime reports
  - More
- **Kinney Management Services**  
Property Manager: Nakeia Lyons  
Phone: (480) 820-3451  
Fax: (480) 820-7441