

Message from the President

Nancy Salzwedel

Thank you to all of you who showed up at the Annual meeting and submitted your ballots. A quorum was achieved and Mike Ujvari was elected for a 3 year term as Treasurer. The following are highlights from the Presidents report given at the meeting.

Highlights from 2009

January 2009:

- New Landscape contract with Lawn Care Plus began and their responsiveness to the community has been unparalleled. The desert / wash area that runs thru the community had not been cared for in several years so this has been a challenging area to get cleaned up.

February 2009

- A grant check was received and used to convert the common area along Opal to xeriscape. Thank you again, to the grant committee.

April 2009

- No Trespass signs and park hours signs were purchased and installed

July 2009

- Kinney Management Services came on as our property management company

October 2009

- A new Board was appointed in October due to resignations of 4 of the board members
- 2010 budget was approved
- Sentinel Collection contract signed
- Landscape contract amended to increase \$150.00 per month to cover pre- and post-emergent for weed control.

Throughout the year

- Block watch programs began for several streets in the neighborhood
- Fundraisers were held throughout the year to raise money for landscape projects

MONTHLY MEETINGS

The 2010 monthly HOA meetings will be held at 6:30 pm on the **SECOND TUESDAY** of every month at the ramada in our community park. A list of 2010 meetings is posted on the community communication boards.

Please join us and hear what is going on in the community.

2009 COMPLETED PROJECTS

- The ramada at the park was recently fixed realigning the fascia on all sides with the roof top in preparation for its upcoming new paint job. Labor to fix the ramada as well as the cost of repainting has all been donated by the current Board members.
- The park walls have recently been repainted with a color that more closely matches the existing walls.
- Playground equipment was inspected and any loose bolts were tightened.
- A catch basin in the common area retention basin at Mountain and Camino St. was pumped and a grate placed over the top.
- The wash along Mountain and University was dug out to help reduce run-off of debris, and Board member volunteers cleaned out the drains that had collected debris which reduced the flow of water in/out of the drains.
- Effective with the January assessments, the HOA went to payment coupon books for all homeowners. It is anticipated that a smaller monthly payment will allow homeowners the ability to manage their payments effectively and reduce delinquencies.
- City of Mesa required us to remove the "We care about our kids & Please drive slowly" signs as they were on the city street easement. We are not allowed to place signs within 30 feet of the center of the street.

The Board continues to watch all of the financials and expenses of the association, and is committed to running the association financials in a fiscally responsible manner.

Board Members

Nancy Salzwedel, President
Gary Lambert, Vice President
Michael Ujvari, Treasurer
Michael Russo, Board Member
Tony Chaplinski, Board Member

Wash area flooding onto University

Last year, the HOA Board was entertaining bids to dig out the wash that runs through our community scattering mud and debris onto University. The estimated cost to the community for this project ranged in the amounts of \$25 to \$30 thousand dollars which would have depleted the reserve accounts and possibly resulted in a special assessment to all homeowners.

With assistance from members of the community, the current board, and our property management company, phone calls were made to the City of Mesa Transportation Field Operations (TFO), Environmental Sustainability Dept, and Engineering Department as well as the Maricopa County Flood Control District (MCFCD) Engineers, regarding the amount of silt and debris that not only comes from our community, but communities to the North of us as well, and washes out onto University.

The Environmental Sustainability Dept. passed along the information from us that our HOA had a lot of work done on the basins. They also met with the City of Mesa Engineering Dept. and looked at the plans for our basins, the street, and particularly the wash. It appears that the County (he wasn't sure if it would be the Dept. of Transportation [MCDOT] or the Flood Control District [FCDMC]) initially and intentionally required that the wash be able to flow into the street. We were told that if what was outlined above is true, then the dirt and debris that washes onto University Dr. is not the HOA's responsibility. Rather, it would appear that the County and the City of Mesa need to address this issue.

As a result of the diligence put into securing answers for our community, Engineers from both the City of Mesa and Maricopa County Flood Control Department will be coming out here to take a look at the wash and review the original plans that were submitted 12+ years ago to see what can be done about this issue.

The Board will continue to keep the community abreast of this situation and provide updates at our monthly meetings.

Curb-appeal of Community

At the request of many homeowners, and in an effort to increase the curb-appeal of the community, the board is planning on repairing the water lines and sprinkler systems in the park to turn the grass area green again. The water lines and systems throughout the community are over 12 years old now and are in need of repair, but in order to keep costs to a minimum, they will be fixed a little at a time using as much volunteer help and contributions as possible.

During a recent tour with the landscapers, it was noted that there is a problem with the water lines along 113th Street. It is hoped that prior to the warm temperatures we will find the cause of why the water is not getting to the plants.

Springtime Planting

Once the colder winter temperatures cease and spring arrives, we will be replacing some of the plants that have died along the street-side common areas. These plants will be low-water usage plants and have been donated by various homeowners. A heart-felt "Thank you" goes out to the homeowners who have offered the plants!! Anyone wishing to donate plants or assist with planting may contact Nancy Salzwedel at (480) 357-7898.

Of course, along with spring and the rains we have received, comes WEEDS!! Please remember that weeds are a common cause of violation letters and fines issued by the property management company.

Financials

We began 2009 with 31,629.69 in the operating funds and \$13,218.69 in Reserve and ended 2009 with 23,558.96 in the operating acct. and \$42,071.22 in Reserves with a total of \$65,630.18 in assets. There are 27 accounts totaling \$32,268.08 that has been turned over to collections and 22 Delinquent accounts totaling \$2,179.16.

Reserve Study

We are long overdue for an updated reserve study. This study evaluates the amenities of the community, at what point items need to be replaced / repaired, and the approximate cost to replace/repair the items. This enables the Board to include in the budget the funds needed to take care of these items. A reserve study has not been performed since 1997 and many repairs of items on that study have not been performed.

The Board has determined that prior to having the reserve study conducted; the curb appeal of the community needs improvement.

Property Management Company

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