

# THE SSHOA NEWSLETTER

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SEPT 2009

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## Next BOD business meeting–Nov 16

The Sept BOD meeting was held on Monday Sept 21. Minutes will be on the website after approval at the Nov mtg. June minutes were approved and will be posted on the website.

Signs placed in the wash appear to be keeping ATV traffic out of the washes.

We had an easy monsoon, only using AI once this year. Roads remained clear.

Resealing of the roads is in process and home owners were sent information they need to know for getting around during this time. Three bids were reviewed for the road resealing with 2 coats, the area on Mulberry and the speed bumps. Industrial Paving was selected and they will offer a discount for any homeowner wishing to repave their driveway. The board will require the homeowner to enter into a separate contract with Industrial Paving and provide a copy to the Board for proof and

acceptance. The project will be done in October. The association will hire Noel to spray weeds on the side of the roads.

A topic was brought up in regard to the vegetation blocking the sign in the Spring's area, and there was concern whether the association had the ability to remove the plants under the easement rules. Vincent and Joseph will make a list of those plants and trees that might be subject to removal for safety's sake.

Irrigation was a problem at the gate this summer. There was an extensive repair and two oleander trees were removed and replaced but the location was adjusted to allow access to the irrigation in the future.

We experienced bagworm issues with several trees at the front entrance of the Sycamore Springs gate. Trees were sprayed in July and will be sprayed again in Oct. They were given nutrients by University Pest at no charge. We will not know if they will survive until spring.

We had a good month of trouble at the Spring's gate. Signal Gates was apprised of the issue and an inspection indicated the issue was the drive shaft. The manufacture disagreed and said the motherboard had to be replaced, which was done and the problem happened again. A drive shaft was ordered (this process had to be followed to stay in line with the warranty). The Creek gate had a couple of instances where the system was down and Signal Gates had to be called to reset the system. If an issue occurs, please notify Joseph Nastav (648-6730) so we

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can get the warranty rate for an emergency call. If a homeowner call Signal Gates and accepts their emergency response, it doubles the warranty rate. Joseph will acquire extra keys for the board. If keys are available, the gates can be opened manually.

In August, Hot Desert gave a 30 day notice terminating their landscaping contract. The Board requested a bid from Sonoran Oasis Landscaping and after meeting with them and reviewing their qualifications have accepted their bid for on-going maintenance and a one time clean up.

The latest ACC approval was for a full solar conversion for one homeowner.

Mario Vassallo went over the financial figures for June, July, and August and reported on transfers from the money market account to CDs. The newest is with BNC for 7 months at 2.6%.

The Board will conduct a working session on Oct 19 to discuss the preliminary 2010 budget in order to ratify it in November. The Board takes into consideration the Reserve Study as well as historical data in determining the final budget. As was made aware at the Annual Meeting, the Board will be considering an increase in dues for the first time in 7 years. The maximum amount the Board can increase the dues is 20%, which comes out to \$120 annually or \$60 semi annually.

The status of the gates moving will be on hold until more info is available from the county on when the street widening project will commence.

The Board will look at reflective paint or tape to put on the outside of the gates for visibility.

For now it looks like the electric pathway closest to our community to the Mines has been shelved by TEP, although that does not mean it is dead.

A homeowner has asked the Board to be leery of some companies calling themselves landscapers as some don't have the qualifications. The Board will take this under consideration.

National DO NOT CALL list 888-382-1222. Call this number on your home or cell phone and the National Trade Commission will block calls for 5 years after the prerequisite 30 days. You must call from the phone you want blocked.

A comment was made that no one shows up at the HOA meetings because homeowners do not have a say in the governance of the association. The Board reminded everyone that the homeowners elect a Board much like a citizen votes for a senator, who makes decisions based on his constituents. The Board takes into consideration all information, concerns, and needs received by the homeowners and makes a decision for the community. The Board has the ability to make rules and regulations that coincide with the CC&Rs, which does not require a vote of the community. No new CC&Rs have been created or changed as this would require a vote of the homeowners with a 75% approval.

We encourage you to submit articles of interest and photos of families or pets to [Mike Rose, 16476 Tumbleweed Springs Ct, Vail, AZ 85641](mailto:mrose15@msn.com) or e-mail [mrose15@msn.com](mailto:mrose15@msn.com)