

CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

HAPPY HOLIDAYS 2010 & HAPPY NEW YEAR 2011 NEWSLETTER **THIS NEW YEAR BRINGS MANY NEW THINGS (and some older ones revisited)**

YOUR NEW CASAS ADOBES TERRACE HOA BOARD – Rich Baumann, President; Wilbur Beemer, Vice President; Mike Brinks, Secretary; Colleen Fernandes, Treasurer; and, Gene Thompson. This is the first time the Board has had its fully authorized 5 positions all filled since 2006! It offers a broad diversity, yet plenty of useful ‘Institutional Memory’ and fresh, new ideas. Our meetings are usually held at 6:30pm on the 4th Tuesday of each Month at Christ the King Church (*meetings are posted in advance on www.casasadobesterrace.com with agenda*) and ALL Homeowners are NOT ONLY welcome but are ENCOURAGED to attend and participate. *We’re here to serve you and we hope to see you all there!* Private Board email: casasadobesterrace@yahoo.com. THANKS TO Peggy Ober and Bill Cullum whose terms expired this past Annual meeting for serving on the previous Board.

DO THE DUES (one of those ‘older’ things) – Payments ARE DUE BY JANUARY 1st, any received after January 15th are subject to late fees and interest, so DON’T FORGET! You can **SAVE POSTAGE** and pay electronically at the Premier Management Group’s Website (login information is on your billing statement). *Speaking of saving postage* – you can also sign up to receive emails of such things as this newsletter saving the HOA (who is all of us) part of a major annual expense item. *Why not give it a try – just call 297-9300.*

OUR FIRST (Annual?) **HOLIDAY DECORATING CONTEST** – This is also our first collaborative project between CATHOA and NEIGHBORHOOD WATCH 1122, 1st place prize of \$50 sponsored by CATHOA and 2nd place prize of \$25 by PREMIER MANAGEMENT GROUP with promotion and judging by NEIGHBORHOOD WATCH 1122. Judging on Dec 19. Winners will be announced on our website www.casasadobesterrace.com and on Premier’s <http://premiermg.vmsclientonline.com> (see above for log in).

NEWLY FORMATTED ARCHITECTURAL STANDARDS AND ASSOCIATION RULES – Will be mailed soon and will replace those dated September 22, 2009. These have been made much easier to read and understand by consolidating what were two separate sections for Architectural and for Landscaping. *Please remember all projects that change the outside appearance of your home or front yards require either an approved application by the ACC or compliance with the ‘Exception’ section of the above standards before any work begins.*

DUMPING ALONG SHANNON ROAD – Homeowner dumping of yard waste in the Right of Way has been observed. We’re asking you to be a good neighbor and stop as it affects everyone’s value. Please be aware should you be identified, the fines for dumping on County property can be severe.

VANDALISM & CRIME (Sadly, one of those ‘older’ things) – Early in the week of 12/5, homeowners had their Christmas light strings cut on Illiana, lights were stolen on the northern end of Adella, and on Montessa. (West of Adella). And, a car was broken into and a stereo/CD player stolen also on Illiana. And on 12/9, a power strip was stolen and lights ripped off a wall near Adella & Montessa with skateboard sounds heading away from the scene. And on 12/11 a car alarm was set off on East Madelena. So please, if you notice something going on that shouldn’t be or are a victim, call the Sheriff’s non-emergency 351-4900 or 911 and advise your Neighborhood Watch block leader and/or Beth Puhler at 797-7697 so the neighborhood can be aware (all of these incidents have been reported to the Sheriff).

OVER...

A NEW MANAGEMENT COMPANY, A NEW FOCUS ON CC&R COMPLIANCE – Much of the past 4 to 6 weeks have been spent on transitioning and setting mutual expectations and good practices trying to ensure smooth and professional operations. Unlike our previous management company, which had drawn increasing complaints from homeowners regarding inconsistent and/or non-uniform CC&R enforcement; Premier is committed to reasonable, uniform, consistent and fair enforcement dedicated to maintaining the quality of our neighborhood and its property values. As a start we'd like to thank all those who painted their mailboxes in response to a recent letter. *Please note the Friendly Reminder about street parking below.*

A SPECIAL NOTICE ON STREET PARKING (another one of those 'older' things) – With a new Board of Directors and a new Management Company, we wanted to start 2011 afresh with the importance of keeping our streets clear and our parking compliant with our CC&Rs. While most homeowners do respect that rule, there are some that don't and have been the source of increasing complaints in recent years. There are many good reasons to focus on compliance with the CC&R standards of parking. Extended / regular / overnight parking on our streets by homeowners or residents creates many problems including:

1. **Aesthetics / Property Values** – Just imagine what this neighborhood would look like if everyone parked on the streets. Would you want to purchase a home in such a place if that was the first thing you saw? This is not a college area or central city subdivision, or a lower income neighborhood and folks did not buy in here expecting to look out from their living room onto a parking lot or somebody else's work truck.
2. **Convenience** – Service and utility vehicles like mail, trash, and street sweepers can't get through or have inconvenience. The trash man has had to walk the cans to the truck and the mailman has been blocked and both have previously refused service if this happens frequently.
3. **Safety** – Emergency vehicles, where every second counts, have difficulty enough without having to waste valuable time getting around, or not even having access because of obstacles. In fact, the fire engine (which always accompanies an emergency medical call) is too long to turn in the cul-de-sacs with cars parked in it! And, if no one is home, how do they get the vehicle moved without spending even more valuable time, if even getting through at all? Most of our streets are so narrow that access is completely blocked if a vehicle is parked on both sides. There have been auto break-ins and thefts. With strange cars in the streets it is easier for thieves to blend in.
4. **CC&Rs [Amendment 2] Article IV, Section 1 (U), Parking** – “Vehicles of Owners and Residents are to be kept in garages or residential driveways of the Owner. Temporary parking for guests, invitees and vendors is allowed on the streets, as long as it does not obstruct any sidewalk and does not exceed a 24-hour period; provided, however, this Section shall not be construed to permit parking in the above-described areas of any vehicle whose parking within Casas Adobes Terrace is otherwise prohibited or the parking of any operable vehicle.” Also note paragraph (S) in the same section.

So please park in your driveway or garage. Even if it might be a little inconvenient, your neighbors will appreciate your thoughtfulness. If you don't have room, the Architectural Committee can assist you with approval to widen your driveway as many have done. Some folks have even worked out an arrangement with a neighbor who has plenty of empty driveway space to park there, at least on an overnight basis.

Assuming you want to be considerate neighbors, we thought you might appreciate this friendly 'heads up' to the CC&R parking standards, the enforcement of which will be focused upon in 2011.

Thank you!

Your Casas Adobes Terrace HOA Board of Directors.