

CASAS ADOBES TERRACE



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Thank You !

Thank you to all the homeowners who have pruned trees, removed weeds, painted your homes, spruced up your landscape and so meticulously maintained your property. Not only are you taking pride in your home but you are also helping to maintain the beauty and value of our beautiful neighborhood. Thank you!

HOA News

Waste Management: Our contract with Waste Management (WM) has been renewed. Recycling and trash will continue to be picked up on Tuesdays and Thursdays, respectively. The only change in the contract is that it includes ONE TRASH CONTAINER and ONE RECYCLING CONTAINER per lot. Your semi-annual HOA assessment covers this cost. Homeowners who have more than one container will now be billed for additional containers at \$8 and \$1 per month for trash and recycling containers, respectively. WM is completing an audit and will send a separate invoice. If you do not wish to have more than one trash or recycling container, you may call WM at 602-305-4311 or 1-866-363-1039 for container removal.

Landscape Guideline Update: At the request of the prior Board of Directors, the Architectural Control Committee (ACC) and the new Board worked together to update the definition of "weeds and trees." In an effort to clarify what is and is not considered a weed or a tree, the definition in Webster's unabridged dictionary was adopted. This has been a very touchy subject for many homeowners, and it is our hope and intention that these definitions will add enough clarity to avoid future disputes around weeds and trees. Please attach the enclosed page to your Landscape Standards and Guidelines document.

Home Improvements: If you are considering a project, please be sure to check your CCRs and the section on the website for the ACC or contact ADAM, LLC or the ACC regarding the need for approval.

Neighborhood Watch:

There has been evidence of vandalism at the retention basin between lots 81 and 82, and sightings of trespassers in the desert area behind the fence. If you notice any illegal activity, please call 911. Do not confront the trespassers. Try to get a description of the person(s) and report that to the police. The Board members are discussing how we might protect the fencing from further vandalism. Additionally, we are organizing a Fall neighborhood cleanup party.

If you witness the individuals(s) who are driving a vehicle in the park and tearing up the grass, please try to get a description of the person and his/her vehicle and call 911 with as much detail as you can.

The following are friendly reminders of some of our rules. In order to prevent receiving a violation letter, PLEASE REMEMBER:

Pet Waste: There have been several complaints about pet waste left in the park and on the sidewalks. Please be considerate of your neighbors who use the park and sidewalks; please pick up after your pet. Not only is it the neighborly thing to do, it reduces instances of your pets and children picking up contagion from waste, and complies with the county ordinance.

Parking: There has been an increase in the numbers of cars parked on the street overnight and on front/side yards. Please remember that homeowners (and renters) are not allowed to park their vehicles on the street. Street parking is reserved for guests and day workers only. You can refer to your CC&R's for details regarding this issue. Most importantly, these are narrow roads and when cars are parked on the street it creates safety hazards for 2-way traffic and emergency vehicles.

Trash Containers: Please remember to store your trash containers behind your brick wall or in the garage on non-trash days, where they are not visible from the street.

Monsoon Season: The heavy rains will soon be upon us. Please remember to regularly check your home for standing water. Those pesky mosquitoes love to breed in even the smallest amount of stagnant water.

Most sincerely,

Your 2008 Board of Directors:

Sue Yoquelet- President

Kelli Burgess- Vice President

Wilbur Beemer- Treasurer

Christine Johnson - Community Manager, ADAM, LLC