

CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

Happy Holidays 2011 and Happy New Year 2012 Newsletter

YOUR 2012 BOARD of DIRECTORS... At our 2011 Annual Meeting, Janice Trainor was elected to fill one of the expired terms running from October 2011 through October 2013 and appointed as Treasurer for 2012. The other 2011–2013 term is vacant due to lack of a candidate. The Board can appoint to fill this position and is hopeful an interested homeowner might consider volunteering – not only staffing the Board to its full 5 members, but allowing for orientation and continuity. This is especially important since the terms of Victor Lim, Vice President 2012; Gene Thompson, Secretary 2012; and Rich Baumann, President 2012 will expire in October 2012 for terms running from then until October 2014.

SPECIAL THANKS TO Colleen Fernandes and Wilbur Beemer for their 'double duty' service on the Board whose terms both expired at this Annual Meeting. Colleen served as Secretary and Treasurer and continues to serve the community as a Neighborhood Watch Block Leader. Wilbur served as Vice President and Chair of the ACC. He will remain as ACC Chair into 2012 but is looking for a replacement after many, many years of service and folks should know there are presently 3 openings on that Committee – so volunteers are welcome. ***It is actually lots of fun and only 2 hours per month max!***

2011 ANNUAL MEETING HOMEOWNER COMMENT FORM INPUTS: Thanks to some Homeowners for their comments, suggestions, ideas, etc. It is the Board's philosophy that we are here to serve the Community and will be investigating their possibilities and practicalities.

- **Add poop scoop bags and garbage cans at each end of the 'walking path' between Lucinda and Adella along Shannon...** Except for a narrow ten foot strip out from the wall, this is Pima County property as a Right of Way for possible widening of Shannon Road. As such, the authority and practicality to do this will have to be investigated. *In the meantime, please carry your own plastic 'pick-em-up' bag.*
- **Add lights at the park to discourage late night young adult partying, etc...** This has been researched before and there is no practical way to get electricity so any lighting would have to be solar. Neighboring homeowners would have to give approval and there is a classification of it being a 'Retention Basin' by the County which may impact. The Sheriff has been doing periodic night patrols as well as Dictograph which seems to have helped quite a bit.
- **Can we save printing, postage, office supplies by utilizing the website...** Our Community Web Site: www.casasadobesterrace.com has had about 85,000 total 'hits' since its inception in early 2005! It is full of interesting things including Community Calendar listings, classified ads, neighborly referrals, the HOA page where

you can see and download minutes, financials, newsletters and all our governing documents and forms; and the Neighborhood Watch page has some useful safety and security tips. There is also a private Board email that is checked periodically: casasadobesterrace@yahoo.com.

Homeowners are encouraged to provide their email address to LMR (they're treated confidentially) so such things as newsletters and billing statements can be provided electronically.

- **Street parking continues to be an issue and while recognizing it is a difficult area to enforce, the Board is encouraged to keep working on it...** We are continuing with the efforts to enforce this as announced in last January's newsletter. There has been much improvement overall including a number of driveway 'widening' approved by the ACC. Thanks to all who have helped to improve this
- **There was a compliment on this year's Annual Meeting Packet; and one that the Park looks good which makes the entire neighborhood look good along with the hope the current standard will be maintained; and finally, one that the neighborhood looks good and the Board has been doing a good job...** Compliments are wonderful to receive, especially since the Board is a volunteer effort – THANK YOU VERY MUCH. And, thanks to the many homeowners who strive to keep their property well maintained and in compliance with our CC&Rs. The current park standard will be maintained. The Board would be interested in feedback about potential additional improvements including: the lighting mentioned above, adding an additional picnic table, charcoal barbeque grill(s) and some renovation to the turf next spring.

SOL DESIGN (our landscape contractor since 2006) has changed ownership and its name to Amaryllis Contractors – in case you notice the new name on their trucks. Same crews and staff so hopefully we'll enjoy the same or even a higher level of service as we have been.

HOLIDAY DECORATION WALK-THROUGHS will be held on December 17 and 19. Meet in the Park at 7 pm and join your neighbors in strolling through our community to visit and enjoy the many delightful Christmas / Holiday decorations. Sponsored by Neighborhood Watch 1122 – call Martha Lee with any questions at 877-3832.

NEXT BOARD MEETING is at 6:30 pm on Wednesday December 21 at Christ the King Church. We'll be trying a new room, upper level through the double doors just to the left of the office. As a reminder, all Board (usually 4th Tuesdays) and ACC (usually 1st Tuesdays) meetings are posted in advance on our website and Homeowners are welcome to attend. Thanks to Joe Fernandes for making and putting out our great meeting notice signs!