

# CASAS ADOBES TERRACE



## HOMEOWNERS ASSOCIATION

December 2015 Newsletter – Happy Holidays & A Wonderful 2016

### 2015 ANNUAL MEETING RECAP

We narrowly made the quorum of 19 with only 26 ballots returned and only 3 (out of 182) homes attended the meeting. On a positive note, this was the first meeting one long term owner attended who felt it was well worth it.

Howard Buehler was reelected to a 2<sup>nd</sup> two year term and also serves as our Architectural Control Committee Chair. Unfortunately, a second balloted position was unable to be filled due to the lack of a candidate. And, there have been no interested applicants for a second opening that can be filled by appointment due to Wilbur Beemer's mid-term retirement (thanks Wilbur for all those years of service).

There was no dues increase again for 2016 for the 7<sup>th</sup> year in a row and 2015 was the 2<sup>nd</sup> year in a row after quite a few years of actually dipping into our savings to cover operating costs rather than increasing dues that we were able to transfer another \$5K into our reserve account which is a set aside for capital maintenance and improvements.

### BOARD VACANCIES & INVOLVEMENT

It seems involvement is declining... Perhaps because many folks are content with things (a good thing), and certainly everyone is very busy. But, as mentioned in the Annual Meeting Notice, this Community is only as good as we make it, and the same volunteer opportunities still remain unfilled.

*For example, the Board presently has only 3 of up to 5 positions filled and next year there will be 4 positions up for election and only 1 incumbent in place... So, even if you are content with things, now is the time to volunteer so there can be time for training, orientation and building continuity while fostering new ideas and a break for the 'old timers' as well as ensuring a quorum exists for 2016.*

And involvement is wanted and needed with the ACC, landscaping, website, newsletters (like this one) and more. How about attending some meetings? It would be a great way to learn about what's involved and ways you can help.

### OUT WITH THE OLD and IN WITH THE NEW

**KNOW YOUR NEIGHBORS DAY, Saturday, January 9, 9:30am, in the Park.** Gather in the Park to kick off this new NW 1122 ([marthaslee@gmail.com](mailto:marthaslee@gmail.com)) sponsored event along with The New Year. Let's keep up our health related resolutions and get to know a neighbor or two with a walk around our neighborhood. Power walk or stroll, it's up to you - folks will be paired up or put in small groups with compatible walkers. And **NEW EVENT** later in the day, stop back by a neighbor's house to get to know someone new.

**FIRE PREVENTION with NORTHWEST FIRE & Ice Cream & More on April 2 at 2pm in the park** is another new NW 1122 event. **NEW EVENT** Both of these new events are replacing (at least in 2016) the familiar Happy Hour in the Park, and 4<sup>th</sup> of July Ice Cream Social hoping to rekindle interest and have hearty participation.

**DETENTION BASIN TOUR on February 28, 2pm, corner of Madelena & Adella...** This will be its 3<sup>rd</sup> year, so not quite an 'Oldie', while still popular, participation has waned too – but we have a number of new residents, so maybe still a 'Goodie'... we'll see how it goes before deciding on 'OUT with the OLD' for this HOA event in 2017. Hopefully many will 'leap' right in this year (were thinking of having it on the 29<sup>th</sup>, 'leap day', but it's a workday) ☺

**All meetings AND events and a whole lot more are posted on our still 'sort of new' and really cool website... [casasadobesterrace.com](http://casasadobesterrace.com)**

## 'TRASHY' CONTAINERS

***Containers are not to be put out until the evening before a pickup day and are to be put away by the evening of the pickup day.***

As many might remember or for awareness of new folks, as a result of a 2 to 1 majority survey, we switched to *same day trash & recycle pickup on Thursdays* 2 years ago as part of our revised group CATHOA contract with Waste Management. This was for residents' convenience and to improve the neighborhood aesthetics by reducing the number of days containers are out and trucks coming through.

### ***Yet we actually are having containers out more days now than then!***

Some homes are putting them out as early as midday Wednesday and/or quite a few are not putting them away until Friday on a regular basis and some even into Saturday! Sure anyone can forget occasionally, and that's not what this is about.

Besides making things look 'Trashy', this is detrimental to property values, especially to those trying to sell their homes. Picture a realtor and/or potential buyer seeing trash cans out on Wednesdays, Thursdays, Fridays and/or even on a Holiday. ***And, this is just not fair or considerate to most folks who try to follow the rule.***

Some folks even had them out this Thanksgiving Day and there were 24 still out the Saturday after Friday's pickup. So, please note the Holiday schedule is posted on our and WM's websites. If you're not an on-line fan... for 2016 it is these Fridays: **6/3, 7/8, 9/9 and 11/25**. ***And, this year, pickups will occur on Christmas eve and New Year's eve days, so please put your containers away those evenings and before these actual Holiday days.***

***Tips...*** If you're going to be away or need help consider asking a neighbor to move your cans rather than leaving them out for days. ***And for the Landlords amongst us***, tenants are not to contract separately with another service or use non-WM containers. Our WM Group contract fees are included in your dues.

It's not often we've had to include a 'widespread' CC&R compliance issue in our newsletter (and everyone thanks and appreciates the many homeowners who follow the rules) and we're hoping it will help with awareness of the negative affects this has on our neighborhood...

***So please be a considerate Neighbor and avoid fines at the same time by following the rule.***

***THANK YOU!***

## **NEW and IMPROVED PAINT LIST**

The ACC (Architectural Committee) has published a 'nifty' new paint list that includes color swatches rather than just color names. You can check it out (***and much more, including ACC Standards and Project Application Form***) on our 'also nifty' ***new website at [casasadobesterrace.com](http://casasadobesterrace.com)*** or you can get copies or questions answered from Associa (742-5674).

***Reminders...*** Speaking of painting, ACC approval is required if you are repainting ***and*** changing house and/or trim colors. Also, please keep in mind painting boxes, conduits, cables, etc., to match the house or trim color behind them is a requirement (typically associated with but not limited to satellite and/or solar installations).

Most changes to the outside appearance of your property require prior ACC approval and Homeowners are responsible for ensuring their contractors comply (or do not preclude Homeowner compliance) with our ACC Standards on all projects (***only 4 pages instead of 30 or more like many other HOAs, Civano's is 144!***).

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Beth Puhler who was our NW 1122 Area Leader for over 14 years and a friend to many has recently passed away. We're sure Beth is still looking out for us, but from a better place.



**CATHOA's 2016 Bulk Trash Collection Day is Thursday, April 28<sup>th</sup>**

Like last year, this is on Thursday, our regular collection day, so trash & recycle will also be collected as usual. Please put your bulk pile apart from your regular containers. Many folks liked this as opposed to a separate day, so we're doing it again.

**Important Bulk Trash Removal Reminders**

- All bulk items must be on the curb by 6AM
- The driver will remove the items from the curb between the hours of 6AM - 6PM (All items still need to be on the curb by 6AM)
- The driver will not remove any items over 50 pounds
- Driver will remove bulk items in a 6 ft. by 8 ft. area (the size of the back of a pickup)

**HOLIDAY SCHEDULE BELOW**



PLEASE KEEP THIS AS A HANDY REFERENCE mark your calendars too (and don't forget the holiday schedule below). THANKS!

**Items NOT Acceptable For Bulk Trash Removal**

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| <ul style="list-style-type: none"> <li>• Refrigerators/Freezers</li> <li>• Ice Makers</li> <li>• Televisions</li> <li>• Washers/Dryers</li> <li>• Stoves</li> <li>• Dishwashers</li> <li>• Water Heaters</li> <li>• Air Conditioners</li> <li>• No appliances with Freon</li> <li>• Computers</li> <li>• Tires</li> <li>• Batteries</li> <li>• Pesticides</li> </ul> | <ul style="list-style-type: none"> <li>• Flammable Liquids (gas, turpentine, etc.)</li> <li>• Propane/Gas Cylinders</li> <li>• Oil</li> <li>• Paint</li> <li>• 55-gallon drums</li> <li>• Medical Waste</li> <li>• Asbestos Material</li> <li>• Railroad Ties</li> <li>• Fluorescent bulbs and/or ballasts</li> <li>• Contaminated soil or any hazardous waste-liquid</li> <li>• Construction material</li> </ul> |
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**Items Accepted with Guidelines For Bulk Trash Removal**

- Landscape materials - **MUST** be bundled with twine - nothing over 4 feet in length
  - **DRIVER WILL REMOVE ONLY LANDSCAPING THAT IS BUNDLED**
- Cactus - must be boxed and labeled or the driver will not remove
- Furniture - OK - Hide a beds (take the mattress out, to heavy with mattress in bed)
- Glass tables/end tables - glass needs to be taken out, broken and boxed (must be boxed and labeled)

**2016 Holiday Trash / Recycle Collection Schedule**

Thursday's pickups will be changed to the following Friday's in 2016 due to holidays: June 3<sup>rd</sup>, July 8<sup>th</sup>, September 9<sup>th</sup>, and November 25<sup>th</sup>

(You can also view the holiday schedule and/or the Bulk Pick Up information above on line at [casasadobesterrace.com](http://casasadobesterrace.com) or [wm.com](http://wm.com))

Note: containers are not to be put out before the evening before the pick up day and must be put away by the evening of the pick up day. No provider may be used except WM and only through CATHOA's group account.

Any questions can be directed to Associa at 742-5674 or directly with WM if you prefer at 744-2600 (you must reference Casas Adobes Terrace HOA's Group HOA account)

