

CASAS ADOBES TERRACE

A Different Association Management, LLC

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2009 Board of Directors:

Sue Yoquelet

President

Kelli Burgess

Vice President

Peggy Ober

Secretary/Treasurer

Mike Brinks

Director

Vandalism

Early on the morning of July 4 (approximately 2:30 a.m.) eight mailboxes were maliciously knocked down and/or run over by a vehicle. This serious incident was reported to the county sheriff. Pictures were taken and a further investigation is being conducted. If you have any information on this incident, please contact either your block leader for the Neighborhood Watch or a member of your Board of Directors.

Meeting Notification

Effective immediately, notification of all Board, ACC and Strategic Planning meetings will be done via our Casas Adobes Terrace Website. Signs will no longer be posted at the entrances announcing Board meetings. As a reminder, Board meetings are generally held the fourth Tuesday of the month and ACC meetings are held the first Tuesday of the month. Occasionally due to extenuating circumstances, meetings are moved or cancelled. Be sure to confirm the meeting dates on the community calendar on the website. (The Board meeting agenda is also posted on the website. Just click on "for more info" in the calendar listing.)

Strategic Planning

Your strategic planning committee has been busy with the first stages of planning. The committee has developed draft versions of mission, vision and value statements. These statements were developed using the input received from the SWOT survey completed by your neighbors. Please review the statements and the survey results on our website.

Casas Adobes Terrace Website @ www.casasadobesterrace.com

Have you visited our website lately? Enhancements are continually being made. Newly added are draft versions of our mission, vision and value statements; a "Did Ya Know" site generated to share with you important tidbits of information; and monthly financial reports are now posted. This website also offers the option of signing up for e-mail notification (i.e., we could send out newsletter, flyers, meeting agendas via e-mail to all who sign up). This has the potential to save us significantly in postage and copying fees. Check it out – you'll be impressed! If you have other ideas for our website, please pass your ideas along to our management company or share them at the next Board meeting.

Park Tables and Benches

As you probably already know, the picnic tables and benches located in the park are worn out and in sad repair. Your Board of Directors has been researching the cost of replacement over the past few months. The Board has decided that new equipment is the best path forward. A decision on the exact kind and configuration will be made shortly. So watch for new furniture in the park!

Annual Meeting Date

Mark your calendars – the Annual meeting will be held on Tuesday, October 27, 2009. Watch for future communications from your Nomination Committee seeking new Board members.

Nominations for Board of Directors

Applications for nomination to the Board of Directors will be coming out soon. Please give thoughtful consideration to becoming a member of the Board. More information on what is involved with being a Board Director will be sent out with the applications.

Recycling Bins

It's recycling day in our neighborhood and the winds are stiff. You pull into your driveway after a long day at work and find your neighbor's Budweiser carton in your front yard. Sound familiar? Well, changes are coming. Your Board is in the process of updating all of the recycling containers with units that will hold 35 gallons AND they have lids! This will result in NO additional cost to you – you will be required to turn in your current recycling bins. More information to follow.

Property Values

Did you know Casas Adobes Terrace home prices per square foot have been about \$20 to even \$40 lower than most 'lesser' neighborhoods even before the current housing bust? Now with pressure to lower prices, it is even more important to know that our community offers many advantages over many of the others, including

- Building diversity (not the cookie cutter place)
- Large lot sizes
- School district quality (Flowing Wells),
- Most streets quiet cul de sacs, less through traffic
- Sidewalks
- Park
- Low HOA fees
- Individual Mailboxes
- New Fire Station and Urgent Care adjacent to the neighborhood
- Convenience (I-10, shopping, NW Hospital, YMCA, PCC, Library, Restaurants, Banks, Tucson Mall, etc.)

The bottom line? You need to become an educated seller to match the educated buyer. Stop in at open houses, drive through other neighborhoods and pick up sale flyers. Ask questions -- don't take realtor pressure as gospel. Ask realtors to include comparisons for other comparable neighborhoods. Ask if the comparisons include foreclosures. Did you know that a lower price of \$30,000 only affects the typical commission a realtor nets by about \$600?

Wildcat Dumping

Recently there has been an increased amount of "wildcat dumping" at the Adella entrance. This dumping of landscape debris is unsightly and it doesn't just "go away". Please, please – if you have been using this easement as a place to dump your landscape and/or lawn trimmings, stop. No one is going to come by and pick it up for you. It is unsightly and could be the deciding factor for someone who is considering buying a home in our community.