

# CASAS ADOBES TERRACE

## HOMEOWNERS ASSOCIATION

### July 1st, 2015 Billing Statement, Call for Directors, and Other Stuff

#### 'DUES' ARE DUE 7/1/15...

As a trial for this billing cycle, we are using a slightly different statement than in the past which promises to save us nearly \$400.00 per year by eliminating a third party processor. It also gives the flexibility to include a short news item or two on the same piece of paper, although this being the first time it is on a separate page so it doesn't get overlooked. Thanks to our manager, Heather Donlan, for this suggestion.



#### CALL FOR DIRECTORS...

There are 5 Board seats with staggered 2 year terms. This year (and every other odd year), 2 positions are up for election with terms running through our Annual Meeting in October 2017. This means only 3 positions will remain filled with incumbents' terms expiring at the 2016 Annual meeting (and every other even year) at which time there will be 3 positions up for election.



However, 1 of these 3 incumbents would like to retire after many years of service; so this year, there could actually be openings for 3 members (2 to be elected and 1 to be appointed to fill the remaining 1 year portion of that retiree's term) if enough candidates apply.

If you are interested in joining the Board, please submit the enclosed application so the nominating committee can consider you for this year's election ballot. **It must be received at Associa Arizona ('AAZ') by 5pm on September 25th or it can be delivered in person at the September 29th Board meeting.**

If you have any questions or would like to learn more just contact Heather at 742-5674 and/or attend the upcoming Board meeting(s) on August 6 and/or September 29 at 6:30pm at Christ the King Church.

#### NEW LANDSCAPE MAINTENANCE CONTRACTOR, TREES and GRASS

**Landtamers**, a medium sized contractor who has been in business for nearly 30 years, has been hired to take care of our common areas including the Park (mostly in the Summer), the Entrances (always), 10 feet out from the Shannon wall (mostly in the winter), and drainage easements (periodically as needed). If you see something you think needs attention, or a suggestion, contact Heather at 742-5674.



**Trees**, We've also replaced the 3 Indian Rosewood trees planted last Summer that died from freezing with 3 hardier and fast growing Chitalpa trees adding variety and an Ash

tree – and all 4 of them will add more picnic table shade.

**Grass**, You may have noticed a few brown spots in the grass that were not there last year. This is due to a decrease in our water pressure from Metro Water. The sprinkler heads cannot do as well with even coverage due to this lower pressure. Metro is working to improve the situation and we will still do the best that we can with what we have. Also, we'll be applying weed killer which may look like browning, but it'll be just weeds saying bye, bye.

By the way, if you wondered why the Park took longer to 'green-up' this year, it was due to the unusually cool spring we had – Bermuda grass stays dormant until soil temperatures reach 60 to 65 degrees, it was not due to this lower pressure.

#### RENTAL POLICY...

Our new policy has been in effect for about 6 months now folks and as a reminder if you are a landlord or planning to become one, you must return our **Tenant Information Form** per Arizona Revised Statute 33-1806.01. Having such information (treated confidentially) on hand makes for a safer and more neighborly residency for everyone. **And, don't forget to make the Pima County Attorney's 'Crime Free Lease Addendum' part of your leases.** Copies are available from our website or Associa.

#### ICE CREAM SOCIAL...

Come one, come all to this Independence Day fun time with free ice cream, lemonade, meet 'N' greet, games and weather permitting – sprinkler time for kids of all ages ☺ Friends and family are all welcome too.



Sponsored by Neighborhood Watch 1122 and CATHOA.

**5pm, Saturday July 4<sup>th</sup>, in our 'Park'**

#### SLOW DOWN... CHILDREN AT PLAY!

School is out and the safety and concern of the neighborhood children rises during the summer months. Nobody wants to see a child get hurt, but hanging out playing in the streets from house to house definitely sets the stage for an accident. Please remind your children to be careful and please slow down as many drivers exceed the posted speed limit. **THANK YOU!**



*Have a Great Summer*

