

CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

June 2019 Community Newsletter – Have a Great & Safe Summer

CALL FOR DIRECTORS – 10.24.19 Annual Meeting & Election

There are 5 Board seats with staggered 2 year terms. This year there are 3 positions are up for election. 2 with terms running through our Annual Meeting in October 2021 due to normal term expiration; and 1 that runs through the remainder of a term (~ 1 year) through our Annual Meeting in 2020 that stayed vacant due to a lack of a candidate last year. This means only 2 positions will remain filled terms also expire at the 2020 Annual meeting. If you are interested in helping keep this neighborhood as nice of a place to live as it is, please submit the enclosed application so the nominating committee can consider you for this year's election ballot. **It must be received at Associa by 5pm on September 23 or it can be delivered in person at the September 26 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 July 25 and September 26 at 6:30pm at Christ the King Church.



SLOW DOWN...



CHILDREN AT PLAY!

School is out and the safety of the neighborhood children rises during the summer months. Nobody wants to see a child get hurt, but hanging out and playing in the streets or running from house to house definitely sets the stage for an accident. Please remind your children to be careful and slow down as many drivers exceed the 25 MPH limit.

PIMA COUNTY ORDINANCES TITLE 6 PIMA COUNTY CODE ANIMAL CONTROL

**OFF LEASH:
OWNERS WHO DO NOT
HAVE THEIR DOG UNDER
CONTROL BY LEASH
ARE GUILTY OF A
CLASS 2 MISDEMEANOR
PUNISHABLE BY
UP TO \$750 FINE
FOUR MONTHS IN JAIL
TWO YEARS PROBATION**

**DOG WASTE:
OWNERS WHO DO NOT
CLEAN UP WASTE
DEPOSITED BY THEIR DOG
ARE GUILTY OF A
CLASS 3 MISDEMEANOR
PUNISHABLE BY
UP TO \$500 FINE
THIRTY DAYS IN JAIL
ONE YEAR PROBATION**

OUR PARK IS **NOT** A DOG PARK!

In addition to HOA fines, we thought we'd share these stiff Pima County penalties in response to hearing many concerns about some folks exercising LARGE dogs off leash chasing balls in our park to the detriment and safety concerns of others. And, cleaning up solid waste has once again become a major problem, not only in the park but along Shannon Road and even in other people's front yards. We urge you to be a responsible pet owner and show consideration for your neighbors by obeying leash, waste and barking laws. **Thank You for your cooperation.**

ARCHITECTURAL CONTROL COMMITTEE... We still have residents doing roofing and solar projects without getting prior approval from the ACC as required. For roofing, since many original tiles are no longer available and breakage occurs, replacement tiles must be used and hence need approval. Many Solar contractors say approval is not required because State law prohibits it; but they are incorrect. The law allows HOA to place reasonable restrictions on such things as the panel locations; so, once again, it is important that your contractor understands this and that you make any signing contingent on that being the case – Homeowners are responsible for their contractor's following our rules.

TRASH CAN ALLEY... Well folks, 53 homes had cans out a day early **again** this Memorial Day Holiday week making our neighborhood look like a dump. That means 129 didn't, looking at the good side. Truly disappointing considering all the ways we've made the schedule available (*it is always posted on casasadobesterrace.com too, updated after the first Tuesday each month*). We realize people forget, so this time we've made a generic schedule and included it as a PRE-CUT handy reminder you can tape to your refrigerator and your trash can too. **Holiday violations count and will result in fines.**

CRIME & SAFETY UPDATES... As you have seen in many Neighborhood Watch notices, we've had a rash of crime recently. *Yet, only about 1/2 of our homes keep their driveway lights on at night. Doing so is a great deterrent per the Sheriff. So we hope everyone will join in this crime fighting effort by turning yours on – it's just a few cents per day. There are also many tips on the NW page of our website.* Also, over the years there appears to be a correlation with crime seeming to follow garage sales and then die down again. So we'd like to remind folks that in addition to the one Community Sale in late October, each resident is allowed (but discouraged) to have only one private sale per year for one day as we've had more and more folks holding these regularly. Many other HOAs allow either none or one and we also have our Bulk Pickup offering plenty of 'de-cluttering' opportunity. Any more sales than these will result in strict enforcement and in fines.

OTHER VOLUNTEER NEEDS... The Architectural Committee (ACC) has 3 openings out of 7 seats. Time demands are 1 to 2 hours max per month. This time includes monthly meetings usually on the 1st Tuesday which actually are fun... Why not drop in on one or two to observe. Other opportunities to help with stuff done mostly by our 'one man band' President include working with the landscape maintenance contractor, website, signage, newsletters, etc. Rich sure would appreciate having some help. Without these volunteer efforts quality will go down and dues will go **up** and **upper**.