

CASAS ADOBES TERRACE

APRIL

2005

NEWSLETTER

VIOLATION PROTOCOL SUMMARY

Sounds like a secret mission (we're obviously doing the opposite), but actually it is what we are calling the attached replacement to our old 'LEGAL PROCEDURE' which was not updated since 1997. This document brings our policy for handling violations into conformance with recently passed Arizona legislation regarding HOA's. One change is that a hearing with either the ACC (for architectural matters) or the Board (for non-ACC matters) will be scheduled before enacting any penalties or remedies. While we encourage such in-person participation and dialogue, you can submit a written (letter, email, or fax) explanation / appeal to Patsy Cruce at LMR (180 West Magee Rd.; Ste 134, Tucson, AZ 85704; pcruce@lmri.org; or 742-1523 Fax) as an alternative.

OPEN COMMUNICATIONS

All homeowners are welcome and encouraged to contact Patsy Cruce at LMR, 742-5674, about anything you may want - - suggestions, complaints, questions, to report or to inquire about possible violations or service or general neighborhood issues, volunteering, etc., etc. LMR, your Board and ACC exist to serve you as your representatives and agents and we want an active and involved community. And, of course, as has been said often - - you are always welcome at any of our regular meetings as well. So, don't let the above hearing process be the only time we hear from you!

Neighborhood Watch is still in need of a block Leader for Calle Lucinda West of Avenida Adella - - please call Beth Puhler at 797-7697 if you are interested.

'No Soliciting' signs will soon be posted to at least try to diminish this nuisance. Don't expect this to be a 'panacea' as the Sheriff treats this as a very low priority and then only if they are being 'obnoxious'. Hopefully the 'posting' itself might discourage at least some of them in the first place.

POSTAL ROUTE CHANGES

Have you been wondering about a recent change in your mail delivery? As part of the USPS's efforts to be more efficient, our subdivision has now been split into two separate routes. Avenida Adella is the dividing line... Those to the West will continue to have the same carrier as before and can expect their delivery to remain at approximately the same mid-afternoon time we were all accustomed to. Those to the East will have a new carrier

and delivery times for that group will be early in the morning on a typical basis. If you would like to voice your opinion on this, it is suggested you call the USPS toll free at 1 - 800 - 275 - 8777 or talk to Robert McAnnaly at the Mountain View Station on Thornydale Road.

Considerate Neighbor Tips

It's that 'weedy' time of year again folks! Please help keep our neighborhood attractive by keeping your visible yard weed free. PS... It helps the allergy sufferers too! Remember to carry a plastic bag to pick up after and to keep them on a leash while walking your dog. If your dog lives outside, please control excessive barking. Please keep our parking regulations in mind, vehicles in the streets not only look aesthetically bad but can cause problems for service and emergency vehicles as well. And, please obey our 25 MPH posted speed limit - - especially with more kids out playing due to better weather and Summer. **THANKS!!**

Meeting Schedules are April 27 and May 24 for the Board; and April 26 and May 18 for the ACC all at 6:30 pm at Nanini Library.

ALL HOMEOWNERS ARE WELCOME!

www.casasadobesterrace.com

Is an 'ad' supported web site, that while 'un-official' is 'free' to our HOA and has many interesting bits of information and links. It also allows you, as a homeowner, to post your own classified ads or other notices such as for social clubs, special activity groups, etc., also at no charge. Our HOA meeting schedules, governing documents, ACC application forms, etc., will also soon be available there for your access. Over the next few months, your Board will be considering an 'official' CATHOA website as well.

☺ **GOOD SURFING** ☺

MAIL BOX REPAIRS at a special package deal rate are available through **Carlos Marquez at 991-6605**, just mention CATHOA. If you prefer, you can contact Patsy Cruce at LMR, 742-5674, and she would be happy to help you. **SPECIAL THANKS to Wilbur Beemer** (Board VP and ACC Chair) for arranging this special offer.

Board Vacancy

Any homeowner interested in volunteering to serve our neighborhood is cordially invited to let Patsy Cruce at LMR know of their interest in being appointed to fill a current vacancy on our Board of Directors.