

CASAS ADOBES TERRACE

DECEMBER

2004

NEWSLETTER

ANNUAL MEETING HIGHLIGHTS

- 2005 Board of Directors was elected:

Richard Baumann	President
Wilbur Beemer	Vice President
Nancy Smith	Treasurer
Lin Turner	Secretary
Mike Yoquelet	Director at Large
- Certificates of thanks were given to outgoing members: Greg Burgess (4 years and president), Bill McCreery (2 years and treasurer), and Sama Nukajam (1 year Director at large).
- Dues were not raised and no special assessment was requested.
- Jim Calle, our attorney for pending lawsuit, presented that a Judgment has been handed down favorable to CATHOA but some time is needed pending a possible appeal before final resolution can be reached.

NEW MANAGEMENT COMPANY

We have contracted with Lewis Management Resources as CATHOA's new management company, effective by the time you receive this newsletter. LMR is one of the leading Homeowner Association 'ONLY' Management Companies in Tucson. Please see the attached welcome / introductory letter for more information and note that Patsy Cruce is our new property manager and Patsy can be reached at 742-5674 or pcruce@lmri.org. Please no longer call Sandy Lane at the Property Management Group since their contract is finished.

NEW LANDSCAPE COMPANY TOO...

We have also hired Mesquite Hills to replace Chula Vista. We will be more directly involved in managing their work through the ACC / Landscaping committee and feel they will offer us better service while saving some money at the same time. If funds allow, we are planning to make some upgrades to the park and entrance planters during this coming year.

Home Improvements

Some of our homes are now 10 years old and that means we need to take a look at the outside. There are some that could use a new paint job; if you want to change your color, you need to check with the ACC to see if it is an approved color from a newly expanded list (repainting the same color does not require approval).

Mail boxes also need to be repainted and some have a lot of damage and the entire stand needs to be replaced. We are working with Montoya Ornamental and if we have a group of folks who wish to replace their stands at the same time, we can save as much as one half of the cost – just call Wilbur Beemer, ACC chair, at 797-9428 to get on the list.

Please remember that virtually any change that affects the outside appearance of your property needs ACC approval and Wilbur can help you with that process.

CLARIFY CC&R VIOLATION PROCESS

When a violation is noted by inspection or neighbor report, a letter is sent to the homeowner advising of the violation and allowing 14 days to either correct it or to request a hearing at the next Board meeting by contacting the management company should extenuating circumstances prevent complying. If neither is done within the 14 days, a fine can be assessed which is noticed in a second letter. An updated fine schedule (last changed in 1997) is attached, which is very much less aggressive than many comparable HOA subdivisions.

Next Board Meetings are January 25 and February 22 at 6:30pm at Nanini Library - - **ALL HOMEOWNERS ARE WELCOME!**

BILLING STATEMENTS ATTACHED

Please note the first half 2005 dues are payable by January 31, 2005 per the attached statement.

Thank You!!

Wishing all of our Homeowners Happy Holidays and a Great New Year