


CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

2017 ASSESSMENTS and other IMPORTANT INFORMATION

(as published and mailed as part of the CATHOA 10.27.16 Annual Meeting Packet on 10.7.16)

NO DUES INCREASE AGAIN IN 2017 – That's 8 Years in a row folks ☺

This has been possible thanks to responsible Board direction and management, including hands on contract negotiations and an incredible amount of volunteer effort (saving many tens of thousands of dollars). Hopefully some new folks will be willing to step up and help out volunteering, otherwise we may have to pay for these services which may require a dues increase next year (and maybe future) ending this run and risking a much lower quality level in our Neighborhood to boot, which looks really great after nearly 25 years and is actually nicer than many newer places even (thanks too due to so many homeowners doing a great job in maintaining their homes and following our rules).

The detailed line item 2017 budget will be posted on the 'documents' page of casasadobesterrace.com around mid-December and the 2016 year end actual results compilation by about mid-March for anyone interested in those details.

Email Addresses... We've been working on being able to send important notices, etc., via email in addition to posting on our website. We have about 80 homes so far and if you haven't provided yours to Associa, we hope you will do so – **and rest assured they are treated privately and confidentially**. If you have any questions just give Heather a call at 742-5674 or email to tucinfo@associa.us. It's a good idea to also provide it to our Neighborhood Watch Area Leader as it is a separate organization, or provide permission to share. Cell phone numbers are good to have for emergencies too.

Community Yard Sale... 7am to Noon / Saturday / November 5th

Contact Martha Lee, N.W. 1122 Area Leader at marthaslee@gmail.com with any questions. **GOOD SELLING!**

www.casasadobesterrace.com is a great asset and resource with calendar and home page updated monthly at a minimum and more 'static' material from time to time, so check it out at least monthly to stay current. You can download forms, governing documents, newsletters, enjoy neighborhood pictures, get referrals, NW, and more.

Thanksgiving Holiday Trash Pickup is on Friday, November 25th

As a reminder, please do not put cans out earlier than Thursday evening (not Wednesday as on a normal schedule) and put them away by Friday evening. If you are going to be away, there's time Friday morning or consider waiting until the next week if your cans are not full or ask a neighbor to put them out and away for you while you are gone. **THANK YOU!**

Ballot Envelopes must be Signed – New Arizona State HOA Election Statute

In order for your vote to be able to be counted, you must now sign the yellow return envelope – it is okay to sign inside the flap (above or below the fold) before sealing. To maintain a secret ballot, we've gone back to the small white ballot envelope which will not be opened until at the meeting itself. Thank you for your indulgence with this new State legal requirement and for returning your ballots, we don't want to have the expense of a 2nd meeting if a quorum of 19 is not met. **THANKS AGAIN!**

Candidates / Election... We have 3 candidates for 4 openings and encourage voting for all – and a motion to elect by acclamation at the meeting. This will bring the Board up to 4 filled seats counting an incumbent whose term expires next year. This also leaves one vacancy due to lack of a candidate which has to be filled by election, so it will remain vacant until 2017's annual Meeting. **We hope many of you will come to the meeting and meet the candidates!**