

# CASAS ADOBES TERRACE



## HOMEOWNERS ASSOCIATION

### 2019 ASSESSMENTS AND OTHER IMPORTANT INFORMATION (as published and mailed as part of the CATHOA 10.25.18 Annual Meeting Packet on 10.5.18)

#### **NO DUES INCREASE AGAIN IN 2019 – That's 10 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. Otherwise we may have to pay for these services, which may require a dues increase next year ending this run and risking a much lower quality level in our Neighborhood to boot. That would be a shame since 'Our Place' looks really great after nearly 27 years and is actually nicer than many newer places (thanks too due to many homeowners doing a great job in maintaining their homes and following our rules).

The detailed line item 2019 budget will be posted on the 'documents' page of [www.casasadobesterrace.com](http://www.casasadobesterrace.com) in mid-December and the 2018 year end actual financial results compilation by about mid-March for anyone interested in those details.

#### **Board Candidates / Openings / Election... Please don't forget to return your Ballots!**

- We have 2 candidates for 3 openings at this meeting that have to be filled by election due to term expiration. Rich Baumann and Amelia Cruz are both incumbents running for reelection and it is recommended you vote for both. There was no candidate for the 3<sup>rd</sup> seat, so it has to remain vacant until it comes up for election at 2019's meeting for the 1 year remaining term portion or it can be filled by a special election (added cost) held sooner, pending a candidate and sufficient interest.
- There is 1 other open seat that has to be filled by appointment due to a resignation that runs through 2019's meeting. If anyone is interested, it is suggested you attend this Annual Meeting and/or the next Board meeting on December 6<sup>th</sup>. This term runs with the seat presently filled by Fonda Thompson when it also expires in 2019.
- **Please sign your Yellow Ballot Return Envelope per Arizona Statute Requirement (inside the flap is okay before sealing). Last year we couldn't count 18 ballots as votes since they weren't signed. Or, you can vote in person at the meeting, which is a great way to learn what is going on and meet the Board, Manager, and your Neighbors.**

**Architectural Committee (ACC) Needs Members AND a New Chair...** This 7 seat committee only has 3 members. One of whom, the Chair, has served this Community for over 23 years and is 89 years old and wants and deserves to retire. Please give serious consideration to helping out. It takes about 1 to 2 hours per month and the meetings are actually often times fun and rewarding by helping your neighbors keep our neighborhood as good looking as it is with their projects.

Also, as noted in our June newsletter, we continue to have problems with Solar Contractors telling homeowners that no approval is needed and then proceeding with installations without it. **They are incorrect!** Arizona Statute allows HOAs reasonable requirements regarding such things as placement of panels. Failure to obtain such prior ACC approval will result in an initial \$200 fine and \$5 per day until the installation is brought into compliance with any such ACC requirements.

**Email Addresses...** We've been working on being able to send important notices, etc., via email in addition to posting on our website, improving timeliness, saving us money and a tree too. We only have about 80 homes so far and if you haven't provided yours to Associa, we encourage you to do so – ***rest assured they are treated privately and confidentially.*** Cell phone numbers are good too.

**Thanksgiving Holiday Trash Pickup is on Friday November 23<sup>rd</sup> (not Thursday!)**... Please let's not have cans out on Thanksgiving daytime. We realize folks can forget, but we're having over 50 homes with cans out early and/or late for holiday weeks almost every time. This makes our neighborhood look like a dump and isn't fair to the many who comply. So please remember our rule: cans not out before the evening prior to and put away by the evening of the pickup day. Non-compliance is a violation and will result in fines for each occurrence.

**THANK YOU!**