

CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

2021 ASSESSMENTS AND OTHER IMPORTANT INFORMATION

(as published and mailed as part of the CATHOA 10.21.2020 Annual Meeting Packet)

NO DUES INCREASE AGAIN IN 2021 – That's 12 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 will have to pay for these services and small but cumulative cost increases may require a dues increase for 2022, ending this run and risking a much lower quality level in our Neighborhood to boot. That would be a shame since it looks really great after nearly 30 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). Note: Also keep in mind about \$12 per home per month goes for trash / recycle services (great deal), leaving the HOA actual expenses at only about \$20 per month (another great deal and perhaps the lowest in Tucson or anywhere for that matter).

2021's detailed line item budget will be posted on the 'documents' page of www.casasadobesterrace.com in mid-December and 2020's year end actual financial results CPA compilation by about mid-March for anyone interested in those details.

Email Addresses & Town Square & casasadobesterrace.com... 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. 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.

- Also, you are encouraged to sign up for **Town Square** an Associa mobile app that allows you to manage your account, pay your dues on line **or** phone, and receive email announcements (if you haven't already, you can sign up here: app.townsq.io/login).
- And, our highly praised HOA website (casasadobesterrace.com) has lots of great information, documents, pictures, referrals, community news and event calendar and is updated monthly, so be sure to check it out and make it a place you visit regularly.

Thanksgiving Holiday Trash Pickup is on Friday November 27th (not Thursday!)... Please let's not have cans out on Thanksgiving daytime. THANK YOU! Christmas's and New Year's pickups stay on Thursdays 12.24 and 12.31 since the holidays fall on the Friday those weeks this year.

Volunteers Wanted & Needed

Ever wonder why our dues are so low compared to most other HOAs or why our neighborhood looks as good as it does?

You guessed it... VOLUNTEERS! Opportunities to help keep our neighborhood as nice a place to live as it is include:

- 2 Board seats will remain open after this election due to a lack of candidates (**see candidates / election below**).
- 4 openings on the **Architectural Control Committee (ACC)**, 1-2 hours per month. Fun way to help out.
- Landscape / Irrigation maintenance supervision; Website administration; Newsletters; Signage; and more.

If you'd be interested in contributing your skills and / or would like to learn more, just ask any Board member or our Community Director, Heather Donlan at 742-5674. **THANK YOU!**

2020 Board Candidates & Election... We have 2 candidate volunteer incumbents – Rich Baumann and Amelia Cruz – running for reelection to full two year terms (through AM 2022) and encourage voting for both. You can meet them at the meeting and then vote in person rather than by absentee ballot if you prefer. A third seat opened mid-term by Wilbur Beemer's well earned retirement earlier this year after 23 years of selfless service to this community (**Thank You Wilbur ☺**) and recently celebrating his 91st birthday, has been filled by appointment (as required by our bylaws) of Howard Buehler (who has had 4 years on the Board and was generous in being willing to return after a few years off duty) and runs through AM 2021. Presently Rich, Amelia, and Howard comprise (and will for 2021) the Board. Unfortunately, there were no candidates for 2 seats that have to be filled by election, one for a full 2 year term running through AM 2022, and the other for the remainder of a term expiring at AM 2021. So, all 5 seats have 2 year full terms, there are 3 seats that run through AM 2022 and 2 seats through AM 2021.