

MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER MAY 30, 2016



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(Picture below taken from the top of the P.S. Aerial Tramway)

President's Letter

Some great things are happening at Mountain Shadows. The level of active participation by individual homeowners is impressive! I've seen owners putting flags (available by the office) to mark spots that need attention, whether a problem with a sprinkler or a structural issue. Owners are also calling attention to other things, whether it be glass at a pool or a dog owner without a 'doo bag'. A tremendous group effort is being seen in the new landscape committee and the ongoing pool committee.

Whether the drought-induced water restrictions are loosened or not, we can all be confident that the tireless efforts of the landscape committee will be rewarded with a fresh and improved look to this beautiful complex. I ask you to join me in recognizing and supporting this above-and-beyond effort.

Your board of directors is doing a great job with self-management and should be commended for taking on projects while watching where your dollar goes. A special thank you to JoAnn, our office manager, for being there for everyone and always knowing what to do to help. William and Alfredo are fixtures in our community who know how to fix anything. I look forward to seeing all of you at our annual meeting on October 22nd. We need and ask for your participation and feedback throughout the year. Mountain Shadows belongs to all of us.

Celia Hart, President

Treasurer's Message:

This year has been a challenging year with our water situation as you will agree. Plans and solutions for Landscaping and other areas of our complex will be addressed in each report as you will read in this newsletter.

This year we spent \$290,000 in painting and termite & dry rot repair in our complex, this money has come out of reserves. Streets are being repaired in the near future. Landscaping and Pools are a priority. Security is ongoing.

So, the Board is endeavoring to put Mountain Shadows back to what it used to be. How is this done? The Board has approved an additional \$15 to our HOA dues to bring our monthly total to \$325. Please note that we have not had an increase in dues for over 5 years.

According to our accountant, \$325 per month is still one of the lowest HOA dues in the valley. This will start July 1, 2016.

Stone Fetterly, Treasurer





Landscape Report:

Earlier this year, the voluntary Mountain Shadows Landscape Committee was assembled from interested homeowners. They began meeting to develop both short-term and long-range plans to address the numerous challenges our property is facing. Although this winter did bring some relief we cannot count on more rain. It is possible that water restrictions may be lessened but the days of unlimited water for acres of grass will soon be a distant memory. The Committee began discussing how to best address the issues we face and developed a list of priorities.

Our initial highest concern was the current landscape maintenance program and how to ensure Mountain Shadows was receiving full value for our landscape maintenance expense. As part of this review we did significant research on our existing landscape company and other maintenance provider options in the Desert. The emphasis was on their level of horticultural knowledge, training, education, certifications and accreditations. We also wanted a company who could provide services such as irrigation management, professional arborists, pest management, landscape design and the ability to follow through on incorporating design changes to our property.

We selected and issued invitations to 4 companies to submit bids, and proposals for how they would address our concerns and improve the health and appearance of our property. The bids were reviewed and the committee's proposal will be submitted at the next board meeting June 17th.

Stay tuned for more details on e-mail blasts and the website.

John Glatz, Landscape Director

Website & E-Mails:

We will be posting updates on a regular basis to the website, and when there are very important updates an e-mail will be sent out regarding landscape, security, and other areas pertaining to your home here in Mountain Shadows. Communication is a number one priority to your board of directors.

www.mountainshadowshoa.org

Architecture and Buildings:

The entire complex was prepped and painted over the last year. The overall comments received from the homeowners have been that this painting project has given the complex a fresh and clean appearance. Replacing deteriorating beams and outside woodwork has continued throughout the year. This current project is near completion. However these external repairs, of course, continue to be an on going project since the complex is over 40 years old. Roof tiles are also being replaced as needed.

There are published architectural guidelines and request forms for all external changes to individual units. These are available in the Mountain Shadows office. These guidelines include, but not limited to, windows, front patio additions and changes, front and screen doors, outdoor lights, TV dish antenna locations and changes to rear patios structures.

Any changes are subject to the approval of the Mountain Shadows Homeowners Board prior to the start of any work.

Wishing you all a wonderful, healthy summer and see you in October.
Ed Maiuro

Insurance Report: No news is good news! Liable when it comes to insurance is not a good word. But as a term for responsibility it suits us just fine. We have continued our insurance relationship with Farmer's and are maintaining a level premium for their coverages. There has been no claim activity. Thanks to you homeowners for being responsible.



Streets: This year in May, the cracks in the streets were sealed and the white striping was re-done on problem areas. Next year we will probably do a slurry seal of the entire street area. Thanks to everyone who moved their cars in a timely manner.

Security Report: A fence was installed along the S/W corner of the property on Golf Club to try and keep intruders from cutting through our property as a short cut. We have had a problem lately with unlocked vehicles being ransacked. Please remember to always lock your car and hide anything of value, including your gate opener. Be aware of your surroundings and report possible suspicious activity, kind of an unofficial neighborhood watch. Summer is coming and empty homes are a target for theft. Please try to make your home look lived in with motion lights, cameras, lights on timers, etc.

Swimming Pool Report: In meeting with the pool inspector on 4/29/16 we found that we are ahead of the county on the upgrades and improvements to the pools. We have no major concerns to deal with other than the matters which we already began working on. We were given some recommendations and have approved a contractor to begin working on the J-boxes on all of the pools and the spa. At the same time, all of the GFIs were inspected. We are assured they are all safe. Beginning with Pool 1, and subsequently all 5 other pools as needed, we will be draining and repairing the tiles as needed and re-plastering where the paint is chipped. Signs will be replaced as they are beginning to fade. New information, which the county now requires, will be added to the information on the signs. New pool furniture will be purchased to replace broken and non-matching pieces. These repairs will bring the pools to a whole new level of quality which gives us all the pride of ownership in our beautiful complex.