

MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER MAY 30, 2017



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In Memoriam:

Stone Fetterly

Edwin Dobremysl

Dennis Patt

Liz Crow

Mike Wilbur

President's Letter

Summer is once again upon us in the desert. We've already experienced high temperatures, but also a bit of rain. Projects with landscaping are ongoing but we expect to see some brown this summer.

This past December we lost our treasured board member Stone Fetterly. He will be missed. A new park bench with a plaque honoring him is located on the patio behind the office.

We are taking a step back a few years as far as reserve spending. With major projects such as painting and some pool reconstruction behind us we will try our best to limit reserve spending to some needed street repairs, pool furniture refurbishment, and ongoing desert-scape projects. You'll see with our proposed budget a jump in utilities as they continue to increase but new vendor contracts last summer have allowed us to offset those increases somewhat. Your Board continues to be protective of our monies while being proactive on security, safety, health and of course our owners' enjoyment of the property.

We welcome questions or comments on anything HOA and again urge you to join us at our Board meetings. The next one is Saturday, June 17th at 9am.

BOARD OF DIRECTORS

President: Celia Hart (Insurance)

Vice President: Bill Oakland

Secretary: Judy Eaton

Treasurer: Dick Ressler

Director: Ken Mardian (Pools)

Director: Steve Bell (Landscape)

Director: Frank Krall (Security)

Director: Robert Stolhand (Streets)

Director: Ed Maiuro (Architecture)

CONTACTS

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Office Hours: M-F, 8AM TO 12 Noon

STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance

Treasurer's Message:

Mountain Shadows HOA is financially sound. We have very few delinquent homeowner dues accounts and our operating budget is on the plus side of income vs. expenses.

As of April 30, 2017 our reserve account totals \$654,509.81, which is deposited in various FDIC insured CD's. Our 2017-2018 budget is set to contribute slightly more monthly to these reserve accounts.

At this time we see no need to increase the monthly HOA dues.



JANUARY 'S FLOOD ON GOLF CLUB



Website & E-Mails:

We are 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. You may also have your homes for sale or rent posted, and check out the new owners page.

Architecture and Buildings: An Architecture Guidelines book and approval form is available in the office for any changes you wish to make to the exterior of your home (windows, doors, satellite dishes, patios, etc.). Only beige or black front security doors are allowed, and only dark bronze window frames. Front doors must match the color of the building.

We are trying to form an Architecture Committee to add to the already approved standards, so if you are interested, please contact the office.

If you notice any exterior problems with paint, wood or roofs, please contact the office and describe the issues.

Front patio additions are becoming very popular and enhance the look of the community. If you are interested in adding one to your front area, please fill out an Architecture Request Form, and include a description, size and materials to be used. This patio addition is at owner's expense.

Swimming Pools: Since last May, pools one and six have been reconstructed and are now in use. Brand new pool furniture has been purchased for pool one. We have created Adopt-A-Pool here at Mountain Shadows. This allows homeowners to take a more active role in observing and reporting pool activities. In the coming year, we will be reupholstering the lounge chairs and table chairs in pools two through six. Landscaping around the pools is in process. The exit gates will have added height on top and on the sides so access will be key mandatory.

Streets: In April, sections of the cracked concrete in the streets was dug up and repaired so water would not get under our black-top. We are not anticipating any other work during the summer.

Security: Please make sure your vehicles are locked and you don't leave any valuables inside. There have been just a few incidents of vandalism this past year involving vehicles.

Four new high definition security cameras were installed in the area of the office, pavilion and maintenance house.

COYOTE WARNING: This past year has been a wild one concerning coyotes. They have been seen chasing a jogger down the golf course and packs of them have been seen just sitting outside people's homes waiting for them to bring their little doggies out. Sometimes one will distract the owner, while the others come from behind. Please be safe while walking, especially around dawn and dusk, their favorite times. One owner had to pick up her dog and run while being chased (she was ok).

Landscape Report:

It's a delight to see our landscape come to life again! Thanks to the Landscape Committee, our Board, and Kirkpatrick Landscaping Services, the long term goals recommended in our Master Plan are beginning to take shape. Nature has certainly helped out! The good news is that the Desert Water Agency (DWA) has lifted the restrictions on water allocations. This is so important to our Bermuda grass and foliage growth this summer. We began Phase One this fiscal year, addressing the landscape on Golf Club Drive, the triangles on Montecito/Arroyo Drive, the landscape around Pool #1 and #6, and the removal of twenty dead trees. Phase Two begins in July and will address the beds along the condos on Golf Club Drive, additional triangles within the interior of our complex, the landscape in Pool #2, transitioning two carport areas to a desert landscape, and replacing some of the trees that were removed this year. We're on task moving in the right direction to improve and enhance the beautification of our complex.



Insurance Report:

All remains quiet on the insurance front. The question came up last fall about what earthquake insurance would cost. We now have quotes for earthquake insurance from the companies that would underwrite our risk. They range from \$61,800 to \$98,000 for an annual premium, the lower with a 15% deductible and the higher with 10%. At this time we have no plans to obtain this coverage.

Just a reminder to our owners: Please remember to turn off your water at the main shutoff and the electrical breaker for your hot water heater when you leave. It is also important to regularly check the water supply lines and shut offs to your sinks and toilets. Heat and age take their toll on them.

