

# MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER JULY 2020



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### In Memoriam:

Ramona Oakland

Regina Grant

Richard Friedman

Ronald Locks

Alec Kady

## *President's Letter:*

During the June board meeting we appointed 3 board members to fill open positions. I would like to welcome Sofie Pontius, James Cockerham and David Meekhof to the board.

While we work thru more possible changes to the board and a recall election, I would like to remind everyone to remain professional and respectful of the board members and residents of the association. This is a difficult time for many of us to experience and when all is said and done remember we will still be neighbors.

This year we are all dealing with the effects of the COVID-19 pandemic. In late May following the stay at home order we started to see the removal of restrictions on travel and COVID-19 safety precautions. Today we are seeing a resurgence of the virus and the closure of businesses and reinstating COVID-19 restrictions. Please stay up to date if you will be visiting Mountain Shadows.

Currently at Mountain Shadows, the pools and tennis courts are open but could be closed again if residents do not follow the posted rules or if directed to close by the city, county or state. Remember it's everyone's personal responsibility to personally wipe down any commonly touched surfaces, maintain social distancing and wear a mask.

The HOA office is open to assist owners, but owners will not be allowed inside the office. Access to the library will be limited to 1 person during the hours that JoAnn is available in the office. Residents may check out items from the library but not remain in the library. The HOA maintenance operations provided by William and Alfredo will continue as essential services. To reduce the spread of COVID-19, they both are restricted from working indoors while conducting HOA business except for emergencies. All non HOA directed maintenance accomplished by William and Alfredo for individual owners is a private transaction between the parties and does not involve the association. It is up to William and Alfredo to decide what projects they are willing to accept.

It's up to each of us and it's our personal responsibility to ensure we all stay safe and healthy. Limit travel and exposure to Covid-19, practice social distancing and wear a mask when appropriate.

During the August meeting, the board will be discussing the October annual meeting and barbecue. While it's too early to make a decision on what the COVID-19 impact will be, there is a likely chance that we will not be able to hold a large group event. Please stay in touch with the office for updates on the annual meeting.

Ronald Zahoryin, HOA President

## BOARD OF DIRECTORS

President: Ron Zahoryin

Vice President: David Meekhof

Secretary: Sofie Pontius

Treasurer: Celia Hart (Insurance)

Director: Kinga Marcinkowski (Pools)

Director: Robert Stolhand (Streets)

Director: James Cockerham (Landscape)

Director: Ed Maiuro (Buildings)

Director: Jane Pierson (Security)

## CONTACTS

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

## STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance

## Annual BBQ Oct 2019



Landscape Report: Our park-like grounds are a constant challenge due to the age of the property and the weather. Every year we try to update desert landscaping while maintaining our existing grass and trees. This year, beginning July 18th we have a new landscape company, O'Connell Landscape & Maintenance. If you have landscape concerns, please contact the HOA office, not the landscapers, and your request will be turned in to their work order system. Weed treatment begins this month which will leave brown spots for awhile.

Many trees have had to be removed this past year due to the root system invading walls and homes. Please let us know if you see these types of problems.

We will be working with O'Connell to reduce water waste on the streets and sidewalks. Saving water is still a priority with the Board.

The Cicadas are back again this year with their loud mating calls in the trees and leaving their shells on the ground. Annoying, but harmless.



Mosquitos: The buzz in the neighborhood is that our unfriendly mosquitos are back with possible West Nile Virus. If you see any standing stagnant water please either dump out or contact the office. They are mostly active around dawn and dusk. Wear long sleeves & pants and/or use a repellent.

Insurance Report: We continue to be insured for all MSHOA needs with Farmers. In May you received a summary sheet of our general policy. As an owner it is important to remember that the HOA policy carries a \$10,000 deductible. Also, the new matrix attached to the CC&Rs changes some of the owners' responsibilities. You will want to consider these things when you purchase your homeowner policy for your unit.

Lost & Found: Located in the HOA office are numerous items that have been left behind. Please stop by and claim your mis-placed items. Lots of clothing, hats, watches, towels, keys, speakers, etc.

Library: Inside there are books, puzzles, magazines, games, pool toys and children's furniture. During pandemic there is only 1 person allowed at a time during office hours. Sanitizing is a must!

Treasurer's Report: Thank you, owners, for your continued on-time HOA fees payments during this time of pandemic. We have no liened properties and very few delinquencies.

Our preliminary 2019-2020 fiscal year end financials reflect an almost \$80,000 increase in Reserve Funds and a \$100,000 in Total Assets over prior year (\$774,737 and \$934,676 respectively). Our reserve spending was largely for the pools and included new pool furniture throughout and a remodel of pool #2.

Our budget this past year was slightly tighter, but we will still end the year with over \$25,000 net operating income. Landscape remains our biggest outlay followed by administrative (which includes salaries and insurance).

Our 2020 reserve study shows a 2% increase in percent funded.

Final year-end numbers will be available in about a month for your review. Please don't hesitate to call or email the office with any questions you may have.

Swimming Pools: Pool 2 has been completely renovated this summer, including the decking, and opens July 27th. Please remember to use towels on the furniture to keep them clean. Self-distancing of 6 feet, masks and sanitizing items that you touch are still rules in effect. Energy saving lighting and pumps were also installed, with the remaining pools to be changed over soon.

Security: New cameras were installed at the front gate which the office now has viewing access to. A big thanks to Ron Z. for his expertise in getting this project up and running. Problems still exist when vehicles are not locked. Please remember to lock your vehicle, don't leave valuables in your vehicle and set your alarm. Many owners are installing cameras around their homes for extra safety. Our Security Company is Maxwell Security and they can be reached 24/7. Their phone number is 760-770-8249.

Architecture Requests: Please remember that any work you would like to do outside your home requires an Architecture Application. Items such as doors, windows, light fixtures, outside window coverings, and TV antennas have pre-approved standards and are listed in the Architecture book in the HOA office, but still need a form filled out and approval. Anything that is not standard must be approved by the Board at a scheduled board meeting which occurs every other month.

Quote for the year 2020: **Do not get lost in a sea of despair. Be optimistic, be hopeful.** (John Lewis)