

MOUNTAIN SHADOWS HOA

January 2, 2024

President's Letter - Happy New Year 2024. The board would like to thank Anna Luna for her service on the board. We welcome Robert Smith (Smitty) to the board to complete the year left on Anna's term.

This last year we were able to get some much needed repairs to our buildings and got started on paving our carports

We are excited this year that we will be paving the rest of the parking lots on Arroyo. And we will be working in the spring to plan and complete Phase 5 to the desert landscape, which will probably be the last major landscape conversion. We have also found a contractor that will be getting our roofs repaired.

I am looking forward to working with the board this year to continue ensuring our community is the beautiful green oasis that we love.

Treasurer's Report - In the past year we have worked to move our existing CD's into new higher rate CD's. We moved our First Foundation CD to Alliance Association Bank and were able to secure a rate of 5.13%. We were also able to renew our US Bank CD with a rate of 5%, as well as our Pacific Premier CD at a rate of 3.92. Our current Reserve balance as of the end of September was \$594,210.18 and our current Operating account balance as of the end of September was \$106,046.68. Our Reserve account is currently funded at 27.5%.

We have completed Phase 3 of the new Desert Landscape and it is looking fantastic. We had a total installation cost of \$161,834.00. We then received rebates from DWA in the amount of \$109,994.00 resulting in an actual cost to Mountain Shadows of only \$51,840.00. On top of that, our water consumption has dropped considerably since installing the new landscape. We went from an annual cost of \$105,570.88 using 47110 units of water in 2021 down to a cost of \$82,130.60 using 32010 units of water in 2023, resulting in a cost savings of \$23,440.00 this past year. With the increase to our HOA's we have been able to complete projects such as paving, wood repair and landscaping. We will continue to monitor our reserve accounts and will make adjustments as needed so that we can complete our 5-year plan.

Architectural Committee - Contractors will be working on various roofs and sidewalks in our community for repairs in January. Please remember to clean off your front patios as landscaping no longer blows off debris. Please look at your patio covers for any painting or repairs that may be needed to keep it looking good. If anyone is interested in any additions or modifications to their condominium, please complete an Architectural application from the office or email the HOA online on the website. If anyone is interested in Solar, please complete the Architectural application and the Approved Solar Panel Installation Requirements.

We have had several repairs in the past few months. William and Alfredo have been very busy and are working hard to complete all submitted repair requests. Please be patient. If you have any other personal requests, please only contact them after working hours.

Pool Update - During the December HOA meeting many owners expressed a desire to have different pools heated than what was already decided on and approved. The board heard you and we will be sending out a survey regarding pools in January – be on the lookout. We are not promising that we will change anything for 2024, but we do want to get an idea of what everyone thinks. Some of you have said that the spa has had foaming problems and this has been addressed with our pool maintenance company. They (and William) have the ability to add a solution to the spa when this happens, but they have advised us that this mainly occurs because people are putting something in the spa. We have also been working with them on a more targeted monthly maintenance schedule, so please continue to alert us to any problems that you see.

Landscape Update - Compared to the first three landscape upgrades, Phase IV took longer to complete due to a measurement discrepancy that DWA had to resolve. But I'm glad to report the issue was handled successfully and the fourth phase was completed the last week of December.

For those of you interested in knowing how much work is involved in the execution of our landscape upgrades, let me tell you about the major steps: Our landscape vendor, O'Connell, starts by adjusting the irrigation systems and spraying the grass before removal. Then other technical steps take place such as grading and installing weed barriers. The final last steps of the process include the installation of plants and bender board, placement of rocks and adding final touches in preparation for final walk-through with our committee.

A meeting is scheduled for the week of January 8 to do the final walk through of Phase IV and for the Committee to approve. As soon as this is done, I will provide a completion report to DWA for our refund to be issued. The amount of the refund will be approximately \$43,600.00. Note the total cost of the contract with O'Connell was 63,660.00, making this investment a total of about \$21,000.00 out-of-pocket expense for Mountain Shadows.

Sometime in February we will schedule a walk-through in preparation for landscape upgrade Phase V, which will be our last phase and we hope to start sometime in April 2024.

Social – Beginning Friday, January 5th, and through the last Friday of March, we will again be serving coffee and donuts in the HOA library at 9AM. Come meet your neighbors and catch up. Everyone welcome!