

CDON SURVEY SUMMARY 2016-19

Category	Sub-Cat	#	Specifics	Unit #
Infrastructure	Perimeter Walls	1	No need to paint masonry walls (Maybe paint to match existing masonry color.) (Completed by handyman 2017)	11
		2	Need to paint the perimeter wall. (Completed by handyman 2017)	47
		3	Need to paint the perimeter wall. (Completed by handyman 2017)	73
		4	Need to paint the dang walls. (Completed by handyman 2017)	52
	Lampposts/Mailboxes	5	Lampposts and mailboxes need painting. (Completed 2018 under chargeback option).	47
		6	Need to repair/replace lightbulbs. This is an owner responsibility but will be monitored via ARC Reviews.	41
	Address Tiles	7	Lamppost Address tiles need refurbishing. This is an owner responsibility and was temporarily fixed; but will be monitored via ARC Reviews.	47
	Garage Doors	8	Ensure garage doors are freshly painted with approved colors. (Addressed during ARC Reviews and discussion at TH Mtg 11/23/19).	73
Landscaping	Trees	9	Mistletoe infestation needs to be addressed. (None found near Lot#11. Removed in other areas 2019). This is an Az desert-wide issue.	11
		10	Plant more trees. (New Memorial trees planted, tree irrigation repair in 2019 and will plant new trees in 2020.) Ongoing proj every year.	68
		11	Please trim all trees near my Unit#15 and clean all tree debris so it does not fall into my patio and onto my roof. Completed.	15
		12	Please plant new trees and continue to replace all dead/downed trees. (ongoing project every year).	52
		13	Large tree near Unit#38 needs trimming. (Completed in Phase-2)	31
		14	Large tree across from Unit#31 backyard needs to be removed or severely trimmed down. (same tree as behind unit #38, Completed in Phase-2)	31
		15	Large Palo Verde tree encroaching Units#32, #33, #37, & #38 needs to be trimmed. (trimmed by Raymond's Tree Service)	31
		16	Need to address tree root damage at Unit#32 (common area tree root removed 15 years ago - cannot prove damage is not from her own tree)	32
		17	Large Palo Verde tree behind my house (Unit#32) needs to be removed, it is a potential hazard. (Not deemed a potential hazard by Arborist)	32
		18	Replace memorial trees in park area (original trees were purchased by homeowners). (2 Mexican Birds of Paradise planted & families notified).	32
	Irrigation	19	Mesquite by my house, Unit#51 needs trimming soon. (tree trimmed 2018).	51
		20	A misformed tree behind my house needs to be trimmed as it is hanging on the ground. (tree trimmed 2018).	65
	General	21	Trees need watering. (All new irrigation installed \$12K; and repaired annually if needed).	2
		22	Repairing/replacing irrigation should be top priority. (Irrigation replaced and maintenance performed every year as needed)	52
		23	General deterioration of grounds over past several years, pls clean up grounds. (new landscapers OVLS-2017 then Brightview-2019 hired)	11
		24	General clean-up of grounds to look like our entryways. (new landscapers OVLS-2017 then Brightview-2019 hired)	47
		25	Concerned about condition of grounds. (new landscapers OVLS-2017 then Brightview-2019 hired)	2
		26	Place stone/gravel around tennis court area. (Installed stone scalloping along brick paver walkways and rock islands completed 2019/202)	73
		27	Need to weed spray twice a year. Keeping CDON weed-free is the best cosmetic enhancement for our grounds. (Brightview will spray 2x Yr).	68
		28	Suggest seeding football field area with desert daisies to give curb appeal to CDON. (immediate adjacent neighbor objects due to seed contamination)	68
		29	Create a low-maintenance butterfly garden in "football field". (longterm enhancement - low priority/demand)	52
		30	Create a shaded sitting area in football field with steps/ramp access. (longterm enhancement - low priority)	52
		31	The common area behind my house (Unit#32) needs attention. (new landscapers OVLS cleaned area)	32
		32	Need to clean up and finish the memorial park area. (Completed with new memorial plants).	32
		33	Need to seed football field area with African Desert Daisies. (immediate adjacent neighbor objects due to seed contamination)	32
		34	Need to clean up common areas. (new landscaper Brightview-2019 hired and cleaning common areas)	42
		35	Clean/rake common areas periodically due to past neglect, especially behind my house. (new landscaper Brightview cleaning common areas)	65
		36	The large wheel barrel behind my house in the common area has been out there for a year. (used to cover dangerous irrig hole. Repaired/removed)	65
Recreation	Pool	37	Some Pool costs (i.e., heating) should be born by the very small # of actual users. (test period proved no one wanted to pay extra to heat pool)	27
		38	Suggest getting solar heating for pool. (solar vendors will not lease systems to HOAs)	11
		39	Want solar power for pool. (solar vendors will not lease systems to HOAs)	47
		40	Want pool and shower heated and clean. (New water heater installed, shower is community property - if you use it, clean it.)	2
	Tennis Court	41	Need new tables for pool. (Purchased 3 new tables and 16 new chairs)	41
		42	Want new tennis court. (new court costs \$45K, will repair court ~\$15K in 2019/2020)	73
Administration	Ping Pong Table	43	Incorporate pickleball lines into unused tennis court. (will do as part of repairing court in 2019/2020).	52
	Cost Reimbursement	44	Fix Ping Pong table. (new ping-pong table purchased and installed)	41
	HOA Dues	45	I want my utility bill reimbursement for usage to rebuild the SW Wall. (no need, workcrew unable to use water/elec from homeowner)	2
		46	I want HOA dues slips. (all homeowners receive email notices and now receive statements beginning Jan 2020)	2
	CC&Rs	47	Should HOA dues be increased to cover the cost of adobe maintenance to ensure owner equity? (Not feasible, unable to implement fairly)	52
		48	Change CC&Rs to ensure adobe maintenance and trim color compliance. (Required compliance already exists in CC&Rs and new HOA docs).	52
	General	49	Stricter rules for renters regarding upkeep outside, barking dogs, and excessive noise. (Already exists in CC&Rs and new HOA docs).	40
		50	Protection of property should be a priority values rather than frivolous unnecessary expenditures. (is already fiduciary responsibility of BOD)	31
	Social Events	51	Need more support for social events and especially participation from BoD. (all volunteers welcome, Kerry & Darin volunteered)	40
	Directory	52	Need to add renter info into CDON Directory. (No, Privacy Laws protect against publicizing personal info).	41
Planning/Strategy		53	Need a strategy to build a better sound barrier along the Oracle Rd perimeter. (Govt assistance denied, need to self-fund)	47
		54	Need to hire a handyman to work on odd jobs (including electrical). (Handymen hired, retention is problematic)	40

All projects have been completed with one exception, the tennis court is still under repair while reseraching a surface coating that will fill court cracks and remain flexible in the hot/cold weather while providing a hard playing surface. This is the final HOA project and should be completed 2020. A new survey will be circulated at year-end 2020.