

La Morada Community Association

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La Morada News Update

December 2013

ANNUAL MEETING—NOVEMBER 21, 2013

The La Morada Community Association Annual Meeting was held on November 21, 2013. Thanks to all the homeowners who participated by sending in their absentee ballot or attended the meeting. Here's what happened at the meeting:

- Two homeowners (Greg Rippstein and David Houseweart) were elected to serve on the Board of Directors.
- The 2014 Budget was reviewed and approved. There will be no assessment increase and it will remain \$67.75 per month.
- Discussion on the problem with homeowners not picking up after their pets, especially in the park. Please be a responsible pet owner and pick up after your pet.
- Discussion on speeding cars and loud car stereos driving through the neighborhood. Please be courteous, use a slower speed and lower the volume in the neighborhood. The Board requests cooperation from all drivers, including guests.
- Bulk Trash Pick Ups—The Board would like to remind homeowners not to place Bulk Trash items at your curbside or visible in the front yard more than one week prior to the week of collection. The official dates can be found at the City of Phoenix website.

Board of Directors

Greg Rippstein, P
David Houseweart, VP/
ACC Chair
Michael Tobin, S/T

Next Board Meeting

TBD

Property Manager

R. Mark Rounsaville
623-572-7579
Mark@kachinamanagement.com

POOL BACKWASHING

The community was contacted by Stetson Hills regarding homeowners backwashing their pools onto their property or Stetson Hills property which is causing erosion. The Board asks that homeowners discontinue this practice immediately as backwashing into the street or on an adjoining property is a Class 1 Misdemeanor. Please utilize the plumbing clean-out drain to put pool water directly into the sewer or consider changing over to a cartridge filter system to avoid being cited.

Thank you for your cooperation in this matter.

STREET AND DRIVEWAY PARKING

The Board is reviewing homeowners request to set reasonable time limits for parking vehicles (including RVs, trailers and boats) on the street and driveway. If you have any comments/ideas for potentially changing the CC&Rs, please send them to Mark Rounsaville at Mark@kachinamanagement.com.

Until new guidelines are established, please continue to follow the established rules in the CC&Rs.



KEEPING UP APPEARANCES

The Board of Directors have received several neighbor complaints regarding homes not being kept in compliance with the CC&Rs. These include lack of front yard maintenance, gates in need of repair, homes with faded paint and unauthorized accessory structures/property modifications. ***Please consider that maintaining a reasonable level of aesthetic and being in compliance with the CC&Rs directly reflects on the desirability and increased property values for our community.***



To avoid being issued violation letters and/or fines, please take a moment to assess your property and make sure you are in compliance. Homes with faded paint will need to be repainted to maintain the overall appearance of the community. If you choose to repaint your home the same color scheme, no prior approval from the Architectural Committee is needed. If you want to change your color scheme, please contact Kachina Management at 623-572-7579 to obtain an Architectural Change Request Form **before** painting your home. Make sure you provide a sample of the colors you wish to use when submitting your request.

If there are specific issues you have noticed in the community, please e-mail Mark at Mark@kachinamanagement.com and the Board will look at the issues in the near future.



HOLIDAY DECORATIONS

Can you believe that the holidays are here? Where did 2013 go? The Board would like to take a moment to remind homeowners to put safety first when it comes to decorations.

Here are some suggestions from the US Consumer Product Safety Commission for safe decorating:

- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.
- Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.
- Place candles where they cannot be knocked down or blown over.

For more safety tips, please visit <http://www.cpsc.gov/cpscpub/pubs/611.pdf>

RODENT PROBLEMS

There was a discussion on the pocket gopher/mice problem with their numbers increasing in the HOA common area and in neighbor's yards. The HOA is pursuing some additional pest control quotes and will let residents know when that service is performed that residents may coordinate their individual property pest control efforts to try and more effectively solve the issue.

