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SPECIAL ANNOUNCEMENT!!! Since the CDON HOA community adopted its new governing documents this past February, we have our first proposed change to: Article-I Section-15.3 Political Campaign Signs, and Article-II Section-8c Schedule of Fines and Penalties for Non-Compliance and Violations Signs, contained in our current Guidelines Rules & Regulations (GR&Rs) which are more restrictive than current Arizona State Law dictates. So, the Secretary of the Board of Directors (BOD), Bruce Shore, proposed we modify these 2 sections of the GR&Rs which are overly restrictive, with respect to political signage, so it aligns directly with the pertinent AZ State Statute. The existing text and specific proposed text changes to the GR&Rs Article-I Section-15.3 Political Campaign Signs, and, Article-II Section-8c Schedule of Fines and Penalties for Non-Compliance and Violations Signs are listed on the last page of this eMagazine.

Basically the proposed changes to the GR&Rs are: 1) amend the current restriction for displaying political signage from not more than 1-month prior to an election, to a maximum of 73 days prior to an election; 2) amend the current restriction for removal of political signage from 24-hours after an election, to 3 days after an election, 3) amend the current aggregate size restrictions for displaying political signage from 5 square feet, to 9 square feet; and, 4) amend the current GR&Rs to include primary elections as official government elections. Again, these proposed changes make the GR&Rs perfectly aligned with AZ state law.

Background: if you recall, our new/amended governing documents were passed by an overwhelming majority of the CDON HOA membership early this year and have been in full effect since the new Covenants, Conditions, & Restrictions (CC&Rs) were filed with the Pima County

Recorder's Office on Feb 7th of this year and the Arizona Corporation Commission (ACC) approved the amended Articles of Incorporation on Feb 8th of this year. The administrative beauty of the new HOA governing docs is the CC&Rs now provide far greater flexibility to maintain and modify everyday administrative or operational rules and regulations in a separate document known as the Guidelines, Rules & Regulations (GR&Rs) under authority of CC&Rs Article-XIII Section-10.

The association can easily modify the GR&Rs without having to go through all the arduous, costly, external review/approval or recording processes required by AZ law, the ACC and Pima County as required when modifying the CC&Rs. The CDON HOA Board of Directors has the authority to modify (create/amend or delete) the GR&Rs as long as our CDON HOA members (homeowners) have been given 45 days advance notice of the proposed change as stated in CC&Rs Article-XIII Section-11. If CDON homeowners want to comment on the proposed change they can provide feedback to the Board within the 45-day advance notice period. If members object to the proposed change, or want to modify the proposed change, then a minimum of 25 homeowners need to sign a written request to the BoD asking for a special meeting at which will then require at least 60% of the homeowners to either vote against and deny the proposed change, or vote in favor of the homeowners' modified change to the proposal, as provided for in the CC&Rs Article-XIII Sect-12.

Again, this is our first opportunity to conduct a live test of just how simple this new process is for modifying the GR&Rs. This special announcement initializes the live test. Homeowners now have 45 days to provide feedback to the Board, or a minimum of 25 homeowners can request a special meeting as



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explained in the previous paragraph, regarding the proposed changes to GR&R Article-I Section-15.3 *Political Campaign Signs* and Article-II Section-8c *Schedule of Fines and Penalties for Non-Compliance and Violations Signs*. Otherwise no action is required if you accept the proposed amendment.

The CDON Board has another special announcement to distribute concerning a new AZ law requiring HOAs to issue regularly scheduled billing statements to its members. However, since the new law doesn't take effect until next year we'll save the discussion for another special announcement later this year. One special announcement per eMagazine/Newsletter is enough.

NEW CDON HOA WEBSITE: the former website provider for our CDON HOA webpages (HomesquareOnline.Net) went belly up. Fret not however; CDON's webpages now reside on a new website provided by NeighborhoodLink.



The website is absolutely free, requires no login-ID or password, and **can be accessed on the internet at:**

www.neighborhoodlink.com/CDON . The home page begins with a picture of CDON's northern entryway with a brief overview of the association, followed by an abbreviated list of official CDON HOA documents and links to other external websites. The 1st document seen in the abbreviated list is: "How to Get Around this CDON HOA Website". It details how to navigate the website to access important CDON HOA information.

For a complete list of CDON documents and links to other websites, simply mouse-click on either of 2 "Pages & Links" labels displayed just above the CDON picture or just below introductory paragraph.

Many important CDON HOA documents with valuable information are available; such as: ARC forms, Board-approved colors, the Board directory, governing documents, eMagazines/Newsletters, a contact list of neighbor-recommended home/yard maintenance service providers, meeting agendas/minutes, and annual financial reports just to name a few.

If you would like to see additional documents or pictures added to our free HOA website, please let Dino know and he will be happy to assist in getting it done. All comments and suggestions are welcome. If you have any questions about the website or need help using it, please call Dino at 291-5071.

CDON HOA HIRES NEW LANDSCAPERS:

Unfortunately our former landscapers were not keeping up cleaning our common area grounds. Our new landscapers, Brightview Landscaping Services LLC, a nationally recognized full service landscaping firm, started July 12th. Their monthly proposal cost was nearly two and one-half times more expensive than our last contract price; from \$1008/month to \$2400/month. The



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bad news was that the proposed increase represented an obvious cost-prohibitive and unaffordable addition to our expenses at nearly \$17,000 per year or \$56 more per quarterly maintenance dues for each homeowner. Since the Board will not pursue raising dues at this time, continued negotiations with Brightview resulted in them agreeing to some give-and-take compromises resulting in a less expensive contract (\$1200/month).



The compromises and services agreed to are: 1) debris and litter removal; 2) weed control/removal; 3) weed spraying (pre/post-emergent; 4) routine trimming; 5) work schedule is 8-workhours per week; 6) our common areas are divided into 8 separate sections one of which will be serviced each week on a rotational basis; 7) Brightview will be given up to 90 days to demonstrate a noticeable, significant clean up in all 8 separate sections; 8) Brightview will have flexibility to schedule a different day of the week, or the same day of the week, each week.

POOL ENTRY WALKWAY RESEALED AND RAMPED UP: the walkway leading from the pool parking spaces to the pool's South end gate has been resealed and an ADA-compliant wheelchair ramp has

been installed thus eliminating the 6-inch curb drop formerly located just before the gate. The work was performed by Adobe Asphalt, the same crew who has been successfully resealing our streets since 2014.

MIMOSA/PASTRY MEET & GREET PARTY WAS

A BIG HIT: thank you to all the fun neighbors who came out to meet, mingle, and enjoy a day of brunch together with new and existing community members. I think we set a turnout record (43) as we saw more neighbors in attendance enjoying the party than we usually see at our annual meetings. Maybe we need to serve mimosas at our annual meetings. Special thanks go out to our volunteer Social Committee, Kerry Marschke (Committee Chairperson) who developed the idea for the party theme and format, not to mention creating custom invitations and all the running around required to gather delicious provisions, champagne, and for setting up everything.



Speaking of setting up everything, Darin Mapes, and Patricia Cameron did a great job assisting Kerry by



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coordinating, decorating, and setting up the pool patio. We could not locate a picture of Kerry finding time to enjoy the party, but we did find a picture of volunteer assistants Pat (standing top left) and Darin (standing top right) mixing with neighbors. Thank you volunteers!



There was food galore – yummy!



IRRIGATION SYSTEMS REPAIRED: did you know we have 3 separate water mains and 8 separate irrigation valves with timers spread throughout our common area grounds? Maybe you did, but you probably didn't know the location and condition of all 8 valves and timers.

Unfortunately, none of the valves and timers were in working order; but thanks to brothers Gustavo & Juan Blanco of GBN Landscaping Maintenance, they explored and mapped out all of our irrigation systems and documented them in an irrigation schematic diagram. Then they repaired or replaced all eight irrigation system valves and timers. They also physically checked each dripper at every Oleander bush along Oracle Rd and replaced all drippers that were clogged or malfunctioning.

They also planted 2 new Mexican Birds of Paradise bushes in the memorial park area (behind the shuffleboards). Both families (Estes & Lambert) have been notified that CDON has replaced their memorial trees that died due to no irrigation, with new Mexican Birds of Paradise bushes in honor of their departed loved ones. The new plants are young 5-gallon bucket plants for now but will quickly grow into beautiful bright new fire red and yellow flowering Mexican Birds of Paradise. A sample of the bushes' future look is shown below.





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THANKS TO OUR MANY VOLUNTEERS: we are the best self-managed HOA in Southern Arizona for one main reason - volunteers. I shudder to think how things would be around our lovely neighborhood if we didn't have the benefit from the good graces of so many volunteers.

Our pool wall needed to be mortar/grey-washed so volunteers Sarah Dahl (Lot#6), and Andy Smith (Lot#17) put on their sunhats and got their paint brushes working. Andy also pitched in to work with volunteers Jim Stanley (Lot#9), John Craft (Lot#12), Bruce Shore (Lot#47) and Dino (Lot#45) to mix and pour concrete into the footwide deep trenches as a result of asphalt deterioration at our racquet/basketball court. Andy then proceeded to dig up and remove all the broken asphalt chunks broken off from the tennis court. The court needs to be completely resurfaced and we are discussing options with various commercial sports surfacing outfits and engineers. Unfortunately the asphalt court is 41 years old and is slowly shrinking, cracking, and crumbling away. Bids are coming in around \$15,000 to make the court professional grade. No one wants to do a so-so job just to repair the court to a functional level of play. So, we have to look at more affordable options that will repair the court to be a reasonably playable and safe sport facility. The Board will meet this month to discuss potential options. If you have suggestions, please feel free to send an email to cdon hoa@yahoo.com or contact Dino at 219-5071. We'll keep everyone posted on progress.

As if painting and mixing concrete wasn't enough work for Andy, he was so bored he decided to inspect a large section of our irrigation for the Oleanders along Oracle Rd and quickly found that we needed to call in the big dogs for help. That's when Gustavo & Juan were hired to take over (see previous article: "Irrigation Systems Repaired").

Special thanks go out to so many other volunteers like Mike St John (Lot#24) who walks around and scoops up old newspapers from the driveways of absent snowbirds. Folks like Lily Blitzer who turned off a broken outdoor garden hose faucet leaking profusely into someone's side yard on the opposite end of her neighborhood while she was out on her morning walk. Our postman, Bob Cramer (Lot#66), voluntarily keeps an eye on the pool/spa and John Craft (Lot#12) puts out the pool trash/recycle containers onto the street every Sunday night and returns them inside the pool area after collection every Monday morning. George and Susan Cummings (Lot#55) donated small tabletop refuse containers for the pool. Karen Morehouse (Lot#2) volunteers her time cleaning the calcium buildup along the top pool tiles. Jim Puswaskis volunteered many hours (more like many, many days) of his time fixing CDON's electrical problems. Jerry & Janell Dancil (Lot#44) volunteer by adopting the common area next to their home and landscaped it with a relaxing sitting bench and plants to give it a neighborhood park appeal. A few neighbors, like Bob Dahl (Lot#6) and John Beyer (Lot#71) like to cruise around the neighborhood to keep tabs on the state of our landscaping and often recommend improvements to make things a little greener at CDON. Thank you all, as every act of volunteerism is what makes CDON a quality neighborhood community. You are all the best.

I'm sure there are so many other neighbors we missed mentioning who volunteer their time/resources toward improving our neighborhood and never let anyone even know about their unselfish, kind deeds. So to all of you humble stealth volunteer neighbors, thank you!



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Of course future, past, present, Board and committee members are volunteers too. We wouldn't be the great neighborhood we are today if it were not for the folks who volunteered their time to help with the many administrative and operational duties required to successfully manage an HOA. I'm sure someone will be inadvertently omitted from this list of volunteers so please accept our most humble apologies if you were overlooked, and thank you for your volunteer service. If your name was inadvertently omitted, please let Dino know you were mistakenly skipped as a former volunteer so we can update our historical records.

So here is a list of volunteer Board Directors who still live here (in alphabetical order): Benita Babeckis (Lot#60); John Beyer (Lot#71); Lily Blitzer (Lot#50); Cynthia Booth (Lot#25); Bob Cramer (Lot#66); Sarah Dahl (Lot#6); Jerry Dancil (Lot#44); Maureen Garmin (Lot#63); Dave Mayberry (Lot#58); Jordan Moore (Lot#51); Karen Morehouse (Lot#2); Elaine Munton (Lot#72); Jim & Val Puswaskis (Lot#68); Betty Robeson (Lot#39); Mary Lou Robinson (Lot#28); Tom Ryan (Lot#59); Joe Strangio (Lot#69); and Carol Windhorst. Special thanks to all for your unselfish volunteer service to our great community.

Special thanks also to the current volunteer Social Committee members (because they make our parties happen): Kerry Marschke (Lot#32, Chair); Darin Mapes (Lot#32 member); Pat Cameron (Lot#45, member); and Bettina Shore (Lot#47, member). Last but not least, thanks to all the current Board members. A table containing a list of the current Board members can be found on the next to last page of this eMagazine. Currently we have 2 Board vacancies so please consider volunteering to join the Board. Thanks again.

AUTUMN COMMUNITY RECYCLE DAY: Bruce

Shore (Board Secretary) is looking for volunteers to join his community recycling and household hazardous waste and e-waste (e.g., small electronics, cellphones, calculators, remotes, etc.) materials disposal committee to help develop and coordinate the event. Interested community members can simply contact Bruce via email at bruce.shore22@gmail.com

ARC (Architectural Revie Committee) CHECKLIST:

Hopefully everyone received a copy of the ARC Self-Assessment Checklist. If not, it is available on the new CDON HOA website by clicking "Pages & Links" -> then "ARC Self-Assessment Checklist". The checklist was distributed for your use as a self-assessment tool, if you so choose. We will host a poolside lunch meeting later this year when our snowbird neighbors have had a chance to join in discussions related to all facets of Architectural review and compliance; especially to obtain a consensus for reasonable timeframes needed to bring into compliance each type of non-compliance issue. The ARC (Architectural Review Committee) will perform a neighborhood-wide review closer to the date of the poolside luncheon meeting in the fall using the same self-assessment checklist already distributed to everyone.

REMEMBER, THIS IS YOUR NEWSLETTER:

Would you like to submit something for publishing? Have a recipe to share, or a helpful suggestion? Do you have a service to offer or something to sell? If so, please submit your info/request by email to cdon_hoa@yahoo.com.

FRIENDLY REMINDERS: 1) Trash/Recycle bins should be placed at least 5-feet apart and should be set out front for pickup after 6pm the day prior to pickup and must be collected and hidden from street view before sunrise the following day; 2) trash/recycle collection is performed by a truck equipped with an



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automated lift system so please do not place items outside of the trash/recycle bins as there will not be 2 crew members jumping off from the back of the truck to clean up items lying outside of the bins; 3) Please ensure you pick up after your pets; 4) Please ensure you submit an Architectural Review Compliance form (available on the CDON website or from any Board Member) before making any changes to your home exterior; 5) No overnight street parking, except in the overflow parking lot behind the pool; 6) No glass allowed inside the pool area; 7) Pool hours are 7am until 10pm; 8) Please replace the Spa cover after use; 9) Please do not use the ping-pong table for anything other than playing ping-pong with one exception – please use a tablecloth on the ping-pong table if using the table to serve food; and, 10) Speed limit is 15mph (remember, only you can prevent speed bumps).

Finally, I want to personally thank all CDON residents who continually maintain their properties at a high standard and especially thank those who already served as Board members over the past 38 years. As mentioned earlier, our CDON HOA is financially sound and is a very appealing community thanks to all those who volunteered to not only help manage and improve CDON operations and administration, but also to those who contributed hours of their personal labors needed to help repair, paint, remodel, rebuild and maintain our infrastructure, including grooming our community grounds.

CDON NEEDS A GOOD HOA HANDYMAN: so if you know someone who is interested in working under a very flexible schedule for a few hours every other week or so (weekends are fine) doing small repairs, painting, other odd jobs, and a little bit of light irrigation inspection/repair, please ask her/him to call Dino at 219-5071. No tools are required but a small truck and/or trailer would be a big plus. Experience doing handyman work is desirable but we are willing to entertain anyone who is a "fix-it" type of person.

HOA QUARTERLY MAINTENANCE FEES:

HOA DUES are still \$290 per Quarter DUES PAYMENT DATES: 1/1; 4/1; 7/1; and 10/1 Quarterly Dues <u>received</u> 15 days after the due date will incur an additional \$50 late fee.

REMITTANCE: Simply mail payment to the following ADDRESS: CDON HOA

8590 N VIA TIOGA

TUCSON AZ 85704

Or:

The easiest payment method can be done right from the seat of your car. Simply drop a check (no envelope or postage stamp required) through the curbside, locked CDON HOA community mailbox located on Via Tioga at the street end of the brick walkway leading from the pool and tennis court. The mailbox has red tape pasted on the front of its door.

Or:

Make an in-person deposit into the CDON HOA money market bank account at Washington Federal Bank located at the NW corner of Oracle & Magee Rds. – Note deposits from non-Wash Fed Bank customers are required to complete a profile survey card at our bank.

THANK YOU AGAIN: we hope to see most everyone cooling off at the pool and please be safe by staying indoors during monsoon winds/downpours; especially during micro-bursts. Take care everyone.

Volunteer CDON Board of Directors

BoD MEMBER	TITLE	EMAIL	PHONE	TERM EXP
Boardman, Phyllis	Board Director	pmboardman@comcast.net	401-6726	2020
Cameron, "Dino"	Board President	dinousps@hotmail.com	219-5071	2021
vacant	Infrastructure Director			2019
Fox, Jan	Asst Treasurer/ARC Chair	<u>JfoxInteriors@outlook.com</u>	405-3131	2020
Fuson, Judy	Asst Secretary	jcfuson@hotmail.com		2019
Hennig, Becky	Treasurer/Finance Director	beckyhennig@comcast.net	419-7305	2018
Shore, Bruce	Secretary	Bruce.shore@sympatico.ca	468-5507	2021
Theiss, Joe	Vice President	<u>Jtheiss67@gmail.com</u>	577-8326	2021
Kerry Marschke	Social Committee (Chairperson)			Ad Hoc

Resource Directory

All emergencies Call 911 (e.g., health, medical, safety, fire, etc.): Call 911

Oro Valley Police Dept. (Non-Emergency): 229-4900

Oro Valley Parks & Recreation: 229-5050

Oro Valley Public Library (1305 W Naranja): 594-5580

Oro Valley Sun Shuttle: 229-4990

Oro Valley Water Authority: 229-5000

Pima County Animal Care Center (formerly Animal Control): 724-5900

CDON cannot endorse or recommend vendors; however your neighbors have authored a list of recommended sources on the CDON Website at http://www.neighborhoodlink.com/CDON/pages in the document titled "Home & Yard Service Providers".

Trash/Recycle collection is every Monday morning (early ~7am) except holidays which moves the collection back a day to Tuesday.

Trash/Recycle Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day and Christmas Day. The collection company will not respond to complaints from anyone other than a Board Member. Please call any Board Member if you have a collection concern.

CDON Board of Directions 45-Day Notice for HOA Membership Consideration

Drafted July 5, 2019 BoD Approved July 25, 2019

Proposal to Amend CDON HOA Guidelines, Rules, and Regulations (Aug 8, 2019)

PURPOSE of PROPOSED AMENDMENT: Proposal is made to ensure GR&Rs conform to Arizona State Law 33-1808 – Flag display; political signs; caution signs; for sale, rent or lease signs; political activities

PROPOSED REVISED TEXT: Article I, Section 15.3 Political Campaign Signs

Note: proposed amended text is underscored and proposed deleted text is stricken through.

Beginning a maximum of 73 days one month prior to any official government election, Owners may display a no more than one banner, poster, or sign of any kind in support of a candidate or political party for any office, or other matter permitted by Arizona law. The aggregate size of such banners, posters, or signs must not exceed nine five (95) square feet in total area and they it must be located either in the planting box adjacent to the garage, or on the Owner's front garden adjacent to the driveway between the garage and no more than half-way to the street. If displayed for less than one month at one time, the unused time is forfeited. The banner, poster, or sign must be removed no later than three (3) days (twenty-four) 24 hours after the voting close of polls for the respective day. A primary election for a recognized political party is an election under Arizona law and the same limitations apply. This restriction also does not apply to holiday decorations and sport team paraphernalia displayed for 30 days or less in a calendar year.

PROPOSED REVISED TEXT: Article II, Section 8(c), Column 4 [Compliance Penalties for Signs]

Maximum 9 square feet, one governmental political campaign sign for one month in approved size and location maximum 73 days before and 3 days after the Election Day.