

## LA TIERRA CONDOMINIUM ASSOCIATION

c/o Vision Community Management  
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Website: <https://www.visioncommunitymanagement.com/current-homeowners/community?name=La+Tierra>

### COMMUNITY UPDATES AND NEWSLETTER APRIL 2020

Dear La Tierra Condominium Owners & Tenants:

The Board of Directors would like to keep you informed of things that have occurred La Tierra over the past year and items we hope to improve and accomplish in the future.

1. **COVID-19 VIRUS**. During the COVID-19 virus outbreak, the gym is closed until further notice. Use the pool at your own risk. You should use towels and wipe off hard-surface items at the pool with disinfectant wipes to protect yourself and others. Use the grills and lanai area at your own risk. You should use towels and wipe off hard-surface items at the grill and lanai with disinfectant wipes to protect yourself and others. Please clean these areas before and after your personal use of these areas. The cleaning company does come on Mondays, Wednesdays, and Fridays to do some general cleaning around the pool, lanai, and grills, but we recommend and ask that you do your own cleaning for your own personal health and protection.

2. **SEWER ISSUES**. We had some sewer problems that occurred this past year affecting Buildings 1, 2, 3, and 4. Blockages were found in the sewer lines, and it took several attempts to correct them. We had rocks and boulders in our sewer lines. A new cleanout was installed to help alleviate problems in the future. We continue to have all sewer line cleanouts for all buildings power jetted every quarter. We also had the sewer line corrected between Buildings 5 and 6. It had a dip in it and didn't flow properly which caused blockage back near the pool toward the alley. Please continue to follow our requests of not putting anything down the toilets other than toilet paper. Specifically, it is recommended that you do not flush Charmin (causes backups according to most plumbers), facial tissue, paper towels, any type of wipes, diapers, or feminine hygiene products.

3. **WATER USAGE**. As you know, your condo fee also covers your water and sewer charges. We are doing our best to minimize the water usage around the complex in common areas. We have converted some landscaping areas to granite. We installed a low-flow sprinkler system. **If you have any leaks or running toilets, please make sure they are fixed or repaired immediately, as leaks increase the water bill dramatically.**

4. **TREE AND BUSH TRIMMING**. You will notice we have had the ficus trees trimmed, and the bushes have just gone through a hard pruning. We hope to transplant and move some bushes that were planted in the wrong locations. We are trying to replace and replant bushes in areas where bushes have died over the years. This project has begun around the pool and in front of Buildings 5 and 6, and more will be done this fall. We used to have 28 pine trees, mostly on the west half of the property, and we now have 10 pine trees. We hope to maintain the 10 pines, but due to tree diseases (i.e. Blue Stain) and their age, we may lose more. We have replaced each tree that we have lost.

5. **NEW LANDSCAPING COMPANY**. We have hired a new landscaping company, Shamrock. They appear to be hands-on, and we are happy with their bid and performance so far. They have been responsive to our requests and working with us to stabilize our sprinkler systems for the grasses and upgrade our bushes, plantings, and trimming. Shamrock did the granite conversion around the pool with some new plantings, and hopefully, you are noticing improvement in the appearance of the facilities.

6. **POOL**. We have installed new fencing around the pool that is a foot higher than the old fence. The gates are still be worked on for proper closure. **Please remember the county can close the pool down if the gates don't close or they are propped open. Please make sure the gates are shut at all times.** We hope the new fence will be less maintenance and will outlast our previous fencing and deter fence-jumpers. Your cooperation in following the pool rules is greatly appreciated, especially making sure that no glass containers are in the pool area and there is no smoking.  
**As an added benefit to our owners, we have installed Wi-Fi in the pool area. To log on, the network is CenturyLink2305,**

**Password is 4e4nd3nbtff7p7.**

7. **PIGEONS.** We are commencing a pigeon-trapping program again for the next couple of months in order to keep them away. Please do not feed any birds except for hummingbirds.
8. **STAIRCASES.** We are in our last phase of staircase replacement. The steps on Buildings 7, 8, 9, and 10 will be done this summer, which will complete the project so all buildings will be brought up to proper conditions. Let management know if you have noticed any broken stair steps so they can be replaced.
9. **GARBAGE PICK-UP.** Please note that whenever possible, **put garbage IN the dumpsters.** It costs the community extra to have bulk items hauled away and those items should be charged to the individuals who leave them outside the dumpster. We placed 6-foot poles outside each dumpster so you can open the top lids to assist you in putting items in the dumpsters.
10. **EMAIL CORRESPONDENCE/TENANT REGISTRATION.** Please provide owners' and tenants' email addresses to [LaTierra@WeAreVision.com](mailto:LaTierra@WeAreVision.com), so we can communicate faster and easier with the owners and tenants. Make sure to include your unit number. We are enclosing the Tenant Registration Form to be filled out and sent to Vision if you have tenants living in your unit(s). These forms are being mailed to each unit, so the owners/tenants can coordinate their completion to update the community contact information, so we can provide proper communication with the owners and tenants in the future. The forms are also available on the Vision Management Community Portal website.
11. **WATER HEATER REPLACEMENTS.** If your water heater goes bad, you should replace it and follow the procedure of placing a plastic tub underneath the water heater if you use a conventional water heater and have your plumber drain it out to the outside (whether you upstairs or downstairs). Your plumber should contact Vision Management on the procedure for proper installation of the drainage system. See #12 below.
12. **FORMS.** We have enclosed forms, which are also available online on the Vision website.
  - A. We are asking you to complete the Affidavit of Clean-Out of Dryer Vents & A/C Condenser on an annual basis and submit your forms to [LaTierra@WeAreVision.com](mailto:LaTierra@WeAreVision.com). A couple of owners in the upper units have failed to do have the A/C condenser line cleaned out, which has resulted in leaks and damage to the lower units. The clean-outs of the dryer vents and A/C condenser lines are REQUIRED by the CC&Rs.
  - B. We have also passed a procedure requiring insurance forms to be filled out providing insurance coverage information and contact information.
  - C. The pet policy was passed in 2016, which asks you to register your pet(s) and restricts pets to under 45 pounds if you have one dog. If you have two dogs, each one cannot be over 25 pounds. We request that everyone use the pet waste stations and pick up your pet feces and put it in the pet waste containers.
  - D. Keep in mind that we have obtained HUD funding approval for our association, which qualifies borrowers to get HUD loans.
13. **UPCOMING COMMUNITY EVENT.** Once the COVID-19 virus is under control, we hope to have a community gathering so everyone can meet up at the pool.
14. **BOARD MEETINGS.** Check the clubhouse bulletin board and the website under the "Board Meetings" section for time, location, and information regarding scheduled meetings. Meetings are normally the 1<sup>st</sup> Wednesday of February, April, June, September, and November, with an annual meeting meeting sometime in January. The Open Session portion of the meetings starts 30 minutes after the Executive Session. Make sure to provide your email to Vision Management so you will get notifications of meetings.

Please contact our Community Manager Jocelyn Hooley at Vision Management if you have any immediate questions or concerns. The phone number is (480) 759-4945.

Very truly yours,  
La Tierra Condominium Association Board of Directors

**WEBSITE: <https://www.visioncommunitymanagement.com/current-homeowners/community?name=La+Tierra>**