



## November 2025 Newsletter

### Greetings

The Association held its temporary monthly Board Meeting on November 12, 2025 and the following are a few of the topics that were discussed.

### Community Pool Service and Repairs

The Board discussed and reviewed the submissions from four vendors bidding for the contract to conduct the necessary repairs and resurfacing of the Community pool. With input from members in attendance the Board voted and selected M.E.H Pools as the contractor. As mentioned previously, the significant repairs needed to replace the interior surface of the pool may cause the pool to be closed for two months. The work is expected to begin before the end of the year and members will receive notice of the pool closing before works begins.

### Playgrounds

The Association's playground maintenance contractor will begin replacing all the sand around the playground equipment at PG1 (W. Meade Ln), PG2 (W. Rio Vista Ln), PG3 (W. Mojave St), and PG5 (W. Yavapai St) before the end of the year. At PG5 the contractor will replace the soft rubber surfacing material as well. All playgrounds may be closed for several days during the time the maintenance crew is replacing the sand or soft rubber material. There is no work anticipated at PG4 (W. Sonora St) near the pool.

### Yavapai Playground Number Five (PG5)

The playground maintenance contractor provided an inventory of the PG equipment items that may need replacement sooner than anticipated at PG5. These items include parts of the structure such as, slides, ladders, stairs, cargo net climber, and balance beam. The Board is monitoring the condition of

this equipment and may elect to replace parts of the structure on an as needed basis for upkeep maintenance. However, since the Association has plans to purchase a new PG equipment structure for PG5 within the next 3-5 years, the current PG5 equipment may be decommissioned earlier than anticipated for safety concerns and increasing maintenance costs. As of this date the equipment at PG5 is still safe to use under its current condition.

### **New Association Bank**

As a reminder for Association members, the Association's Management Company, Vision Community Management, (VCM) changed banks from First Citizen to Alliance on November 1, 2025. This change was driven primarily by costs increase and degrading service of the previous bank. If you have not received the new information on how to establish your quarterly assessment payments with the new bank, please reach out to VCM to obtain the instructions, if necessary. We realize how much of a burden this might be to change the payment scheduling. For those members who might have issues setting up the new payment process, the Association will waive on a case-by-case basis any late fees that are a direct result of issues members may have in setting up their new payment schedule.

### **Budget for 2026**

As an additional reminder for Association members, the budget for 2026 was finalized at the October 2025 Board meeting. After much discussion and examining the costs and priorities for 2026 the Board reached an agreement to increase the operating budget by nearly \$23,000. For each homeowner there will be an annual increase of \$36, or \$9 per quarter. In order to keep the increase as low as possible, several issues we've been discussing for the last year, such as installing pool cameras and pool shading and beginning the turf reduction process will be pushed back until future budget planning.

Thank you all once again. The next scheduled Open Board Meeting will be January 14, 2025 at 7:00pm.

Your Board of Directors

Victor Pattarozzi; Khari Collins; Molly McClain; Andrea Holmes; Deanna Taliaferro