

October 28, 2025

News from the Casa Montana HOA President

Hello Neighbors,

We held our Open Session Board meeting last month. I just wanted to give you the highlights of that meeting:

Our Landscape Committee headed by Tom Brunnegraff has been active with the planting of native plants donated from our residents. Many of these are replacing plants that are struggling or underperforming. He wanted to let you know that they will help you relocate any native plants that you no longer want in your landscape. Just email Tom at tbrunnegraff@aol.com with a picture of your plant to see if it is a good fit.

We also changed our landscaping company to Mesquite Landscaping Services. Unfortunately, our previous company had difficulty completing the tasks in a timely manner and was not in compliance with our contract. They did not complete the last week of their service so my apologies for some rough looking areas. It is anticipated that returning to our regular schedule will require several weeks; however, I am confident that our new landscaping service will restore our appearance to a high standard. We also saved \$100 per month making this change.

Our Social Committee headed by Louise Grassi has planned a Fall Community Social on November 7th from 4:30 PM at the Ramada. The HOA will provide appetizers and homeowners will only need to bring a drink of choice and a lawn chair. Last year, our Fall Community Social was an outstanding success, drawing the largest turnout ever. It proved to be an excellent opportunity for residents to connect and get to know one another better. We encourage everyone to attend this year's event, as it continues to be a wonderful way to strengthen our community and build new friendships. An email was sent out with a flyer attached.

The major item of discussion was our 2026 Budget. Last year at this time we were a little over budget, but we felt that by closely watching our expenses and reviewing future capital improvements we could support our current fees of \$170 per month. Members of your Board along with a few volunteers saved our HOA over \$6,000 in various projects on the front entrance monument buildings. We also completed a few additional projects this year that weren't in our budget (fire breaks, tree trimming, weed control). With a cumulative inflation rate of 6% since 2023 several of our maintenance costs have increased along with the reduction of reserve transfers from home sales. The result being our contribution to capital improvements is falling short. One of our responsibilities is to ensure adequate funds for future improvements and maintenance for our neighborhood. Your Board feels it is prudent to increase our monthly fees to \$187 per month (10% increase). This will be effective January 1, 2026 and you will receive a notice from Carefree 60.

What is PEX – A flexible plastic pipe used in plumbing. As you may know, this product was used in our homes when they were being built in 2015. We have had several instances of water leaks from the connections of PEX from the ceiling and inside walls. It usually involves connections involving dissimilar piping. Unfortunately, this involves removing drywall, replacing the connection, and installing and painting new drywall. Two of us had the leak in the same exact place involving a compression fitting (our model has the golf cart garage) in the garage attic near the light fixture. If you have experienced a water leak involving PEX, please send me a description of the leak and repair cost. If there is enough of us, I will contact our builder and investigate making a group claim.

Our next open meeting is Tuesday, November 18 at 3PM, the Holland Center. Hope to see some of you there.

Roger Ridings
HOA President