

May 21, 2024

News from the Casa Montana HOA President

Hello Neighbors,

We held our annual HOA Membership Meeting on March 12th where we selected and appointed a new member of our Board, Pamela O'Neill. Pam is relatively new to our neighborhood and lives with her husband Marty on E. Santa Cruz. She will be serving as our secretary this year and we look forward to working with her. As always, we thank those of you who attended the meeting and take an interest in our community.

Your Casa Montana Board for 2024

Roger Ridings - President
Don Tuffs - Vice President, Chair of Landscape Committee
Sue Hutchins - Treasurer
Pamela O'Neill - Secretary
Phil Chmiel - Director at large, Chair of Architectural Committee

Our Board's mission is to make our community a friendly and safe place while maintaining property values and financial stability. Here are just some of the Board's accomplishments for the past year which promotes those goals:

Landscape Committee - Don Tuffs has agreed to chair this committee as Jim Temme's replacement. We thank Jim for his years of service to the Board and this committee. We now have several capable volunteers; Louise Grassi, Cheryl Brunnegraf and Mary Kay Obert. With the help of one of our residents, Scott Stackhouse, we now have a rendering of what the Ramada Area could become in the years ahead. They are also looking at native plant selections to replace dead plants and move healthy plants where needed. Some cacti have already been relocated thanks to Don Tuffs and Dave Brown. **If any homeowners have native plants or cacti that need a new home, please contact Don Tuffs or a committee member. We can transplant these into our common area instead of paying for new ones.** More improvements are coming.

Architectural Committee – Phil Chmiel continues to chair this committee with members Chuck Krause and Marshall Warwaruk. They have done a good job in holding our homeowners accountable to the Covenants, Conditions and Restrictions that we all agreed to.

Social Committee – Louise Grassi continues to chair this committee with members Sue Hutchins, Cheryl Brunnegraf and Janey Kriekard. They have been actively involved with organizing social events at the Ramada as well as dining out luncheons for the ladies. They have plans to include a Fall Social at the Holland Center and a Saturday morning meet and greet with coffee & donuts before our next annual meeting. Stay tuned for more information and surprises from this group of talented ladies.

We have also replaced many of our non-operating landscape light bulbs with new LED bulbs with matching brightness and uniform color. This was done with considerable savings by replacing the light fixtures.

The entry gate call box was malfunctioning and needed to be replaced. As you've probably noticed, we have a new call box and remotes. You can still program your car's opener if it has that feature, but you must be next to the call box and press your remote every four seconds while holding down your car's opener button until you get a continuous red light (some models may vary). Drop me a line or text if you need assistance. You will note that the range is a little less than the old box and it takes a little longer to open. I've been told that this is a more secure system so we are trading convenience for more security.

I hope you have noticed that our front entry gates and pedestrian gates look much nicer. We had those repainted, so they look new.

As our cash reserve increases, we looked at options to earn some investment income. Accordingly, our Treasurer, Sue Hutchins, recommended a ladder CD approach where we have 28% of our reserves invested at 4.25% - 4.50%. Our board authorized the purchase of two CDs with expiration dates of 4/5/24 and 2/5/25. We will review these at each expiration date to give us the best rate of return.

We had our open session Board Meeting on May 14th. Sadly, only a few homeowners attended. Hopefully, that means you have faith in your board and you agree with the way your HOA is being managed rather than a lack of interest. Attending a Board Meeting is the best way to let your voice be heard whether it is criticism or accolades.

We are also in the process of developing a community Wildfire Defense Plan. Fire season is upon us and we need to look at our defensible zone and the Natural Area Open Space (NAOS) within our HOA. Several homeowners have cleared the area behind their homes, walls & streets but we want to ensure that we have a community plan with the cooperation of the Scottsdale Fire Dept. and approval of the city. More to come on this after our meeting and onsite inspection with the SFD.

We discussed our frustration at the mis delivery of mail. This subject has come up before and was addressed with our local Postmaster. There doesn't seem to be much interest or ability to correct this situation. In the meantime, as good neighbors, we should make an effort to deliver the mail to the addressee. The best way to do this is in person which is a good way to meet your neighbors. We discourage dropping it in the outgoing mailbox.

The next meeting is September 17th, 3PM at the Holland Center. You can always find the date and time of our meetings on the Carefree 60 website, and I'll try to remember to put out the sign.

We hope everyone has a safe and fun summer.

Roger Ridings
HOA President