

May 12, 2023

From the Casa Montana HOA President

Hello neighbors,

We held our HOA membership meeting on May 9. Thank you to those who attended the meeting. 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.

For those of you who missed our Community Social at the Ramada, it was a good turnout, about 20 folks, and there was some very good food. I had never heard of Guaymas Shrimp but one of our neighbors brought some to share and it was the best shrimp. We had fun and I enjoyed meeting and visiting with some of our neighbors that I don't otherwise see that often. Thanks to our Social Committee headed by Louise Grassi for planning the event.

A few highlights of our meeting:

Just when we were addressing the steps we could take to keep our streets clean, along came the trash truck on Friday morning and leaked a large amount of hydraulic fluid on Hassayampa. The City of Scottsdale was notified, and they responded very quickly to apply an absorbent material to the affected areas. They were able to clean some of it from the street, but we have asked them to come back for further cleaning.

At our Social, many of you liked the idea of having our Ramada lights up all year long. We are going to look at the cost of purchasing the lights and, if approved, we will install them ourselves to save money. The cost of the holiday lighting should be less without the cost of the Ramada lights.

We are going to look at the possibility of changing our grass area around the Ramada as well as replacing some of the landscape plants we lost during last year's monsoons. To that end, the Board has decided to resurrect our Landscape Committee. Jim Temme has agreed to head the committee and we will be asking for homeowners to volunteer to serve. With the participation of our homeowners, we hope to have some ideas and plans to present to the members at our annual meeting next March.

The Board also is using this concept for the Architectural Committee. We will be asking for homeowners to serve on this committee as well, which is headed by Phil Chmiel. Our homeowners are increasingly making changes to their homes and property requiring approval. This is your chance to get involved and insure the integrity of our established guidelines.

You will be receiving an email from Carefree 60 asking for volunteers for these two committees. If you have a flair for or experience with landscaping or contacts with suppliers, we could all benefit from your expertise so please submit your name.

In anticipation of the budget process for next year, The Board discussed the current state of our 2023 budget and general reserves. Our Treasurer, Sue Hutchins, has done a superb job of analyzing the contributions made to our reserve account in previous years compared to YTD. On January of 2022, our General Reserve was \$69,626.95 and it is projected to be \$53,299 YE 2023. This does not include the benefit of the home sale transfer fee. As our community matures, there will be unbudgeted items that pop up unexpectedly. This year we had to remove trees that were uprooted from wind, perform tree trimming and apply a new road sealing agent to extend the life of our roads. The inflationary pressure on our expenses is taking a toll and the contributions to our General Reserves have reflected that. We will be at about 73% funded at year-end so there will be further discussion about increasing the HOA fee so we do not go below that number. We will have a better idea of that in September when we get a proposed 2024 budget. We have a fiduciary responsibility to you, and we want to keep our community looking beautiful while keeping fees as low as possible and avoiding special assessments.

Thanks to all our Board members and we hope each of you have a wonderful Summer.

Roger Ridings