



# High Country Pines Unit 1 Homeowner's Association, Inc



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## HOA NEWSLETTER – FALL 2023

Dear Homeowners:

We hope that you have been able to escape the heat and enjoy the cooler weather in the mountains. Now that the monsoons are over, the chore at hand is trimming/mowing down the weeds, grass, and wildflowers brought on by summer. The Board has hired Jim Wyman (who has been utilized in the past) to cut down the weeds, grasses, and wildflowers along the roadways in the common areas. Just a reminder that homeowners are responsible for cutting down the weeds, grasses, and wildflowers on their own individual lots as well as in the front where their property adjoins the roadway.

Your Board has been very busy in 2023. Here is a list of activities so far this year:

### **Promote Health and Safety**

- Provided information to homeowners on fire restrictions, vehicle safety, care of pets, operation of all terrain vehicles, prohibition on fireworks, and trespassing
- Prepared and disseminated newsletters in the Spring and Fall
- Distributed community rules to members in the Spring and the Fall

### **Insure a Plan for Uniform Development**

- Created a form to request architectural committee review
- Drafted guidance on RV and trailer parking
- Processed requests for architectural committee reviews

### **Manage Shared Amenities**

- Developed scope of work for annual weed removal contractor
- Hired contractor to remove weeds in the common areas along the roadways

### **Protect the Value, Desirability, and Attractiveness of the Property**

- Updated Community Rules
- Sent courtesy notices to homeowners
- Prepared and disseminated notices of violation
- Reviewed and approved requests for parking exceptions
- Updated List of service providers

### **Represent the Association on Local Issues**

- Provided homeowners with information on the sale of the water company
- Provided information on the SR260 construction
- Provided homeowners with the latest information on fire restrictions
- Gathered information on potential development around the Circle K

### **Administration**

- Established goals, objectives, and methods
- Defined roles of board members and officers
- Collected 2022 key performance indicators
- Conducted a survey of members
- Held the Annual HOA Meeting on September 23, 2023
- Scheduled regular quarterly board meetings
- Prepared to have an annual picnic in 2024
- Prepared and posted meeting minutes
- Developed 2023 and 2024 calendar of activities
- Established a records retention document
- Created a Google drive for files
- Sorted and digitized the association's files
- Cleaned out office and prepared to end lease in May 2024
- Reformatted and updated website

### **Finances**

- Collected dues from 100% of members
- Approved the 2023 budget and developed a draft 2024 budget
- Prepared disclosure statements and transfer documents for home sales
- Prepared a five-year financial statement (2018-2022)

We would like to thank our current board members and officers:

- Dave Wiltberger, President (term expires December 31, 2023)
- Tim Wolfe, Vice President (term expires December 31, 2023)
- Kathy Somes, Secretary (term expires December 31, 2024)
- Steve Vasey, Treasurer
- Don Plate, Architectural Committee Chair (recently resigned)

As you can see, we have a lot of activities going on and we can use some help. We are currently looking for homeowners that would be willing to serve on the Board of Directors in 2024. If you are interested in joining us, please send a nomination and a brief biography (3 or 4 sentences) by October 23. The ballots will be distributed on October 31 and due on November 30. Please consider joining the board to help us in making decisions that will affect/benefit our community.

Enclosed find a copy of our High Country Pines Community Rules. These rules help keep our community safe and pleasant, and are a combination of our CC&R's, Arizona Statutes, and Navajo County Ordinances.

Remember that anything that you do to change or modify any part of your home or property needs to be submitted to the Architectural Committee for review. If you need copies of the CC&R's or Architectural Guidelines, they are available on our website or can be requested via email.

Sincerely,

Board of Directors, High Country Pines Unit 1 HOA