

04.06.23

Happy Thursday!!

I will be out of the office tomorrow but wanted to get an update out so below is your Friday update on Thursday.

As promised...the end is near! The roofers have approximately 8 roofs to finish up. Building 356 Quinta will be foamed today and then 3 days of coating. My list shows the following buildings to be completed in the next week to two weeks:

**452 La Canada 206 La Canada 402 Pena 445 Sarta 246 Sarta 160 Pena  
485 Quinta and 104 Sarta**

There will be a crew of 4-5 next Friday to do some clean up on the roofs they just finished. Once all roofs are done, they will be inspecting every roof replaced to make sure there are no issues. They will also be fixing any brick work, landscaping, painting and clean up. I also have Marcos inspecting each building to create a "punch list" for the roofers. I just received a message from the adjuster, and he will hopefully be here in a couple of weeks to do a final inspection also. We are so close to being finished with this "project", just hang on a couple more weeks.



**Due to liability and warranty coverage, absolutely NO ONE is allowed on the roof without a tech. This includes all inspectors and homeowners who wish to check their roof. Any damage, penetrations or "fixes" will void our warranty and the homeowner could be held liable.**

I am working with the adjusters for interior repairs to complete the unit scopes so Titan can finish their list of units, about 20 to go. Working with Titan has gone very smoothly and very few if any complaints.

This past month I have received some help with monitoring the parking on Tierra. It appears that the overflow parking is not being used as it is intended. I was out yesterday and drove down Tierra and noticed several vehicles that have multiple permits, no permits, unregistered vehicles or multiple vehicles owned by the same person.

Tierra is not a parking lot for all to use as they wish! If you do not live on property, you should not have a vehicle parked in overflow. You are allowed to park your vehicle in your deeded spot and if you have a second vehicle, you may park in overflow with permission and a permit. I am asking owners to please pay attention to the rules regarding the overflow and follow the rules as we will be tagging vehicles for towing in the next couple of weeks

We also have an Architectural Committee member that will be walking the property inspecting past requests and compliance. Since we have not received notification that

these were completed, we are assuming everything is completed therefore ready for inspection.

It is that time of year again when we get our slithery visitors. The snakes have come out of hiding and are on the hunt. Unfortunately, a small dog has died due to a snake bite that it received on it's patio. PLEASE take extra care while outside and watch where you are walking. If you happen to get a visitor, call 520-625-9400 for removal.

For those of you who weren't able to join us for the baby shower...sorry you missed out. Baby Hazel received many things that is going to make her little life so much better, not to mention the parents and big sister! I as well as Liliana and Aaron have been amazed at the generosity that has been shown.

If you missed the shower, then you missed seeing our very own Carlos Salazar perform. Carlos has his very own variety You Tube channel with over 14,000 followers and can be found at ELCOMPACARLOS on You Tube.

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_youtube.com\\_-40elcompacarlos306&d=DwlCAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=HS1AydqcArLILm85lhjRYBg3unyk4a44VoviPI33Rc4&m=-gl3maPd06ji-W0T0z\\_vVGZgaBOuwKRYrQVXOgl0KKY&s=e2NQM2sh\\_MaPd82\\_CzBLw7Ynv82a5Paptx8E0ADSKbo&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_youtube.com_-40elcompacarlos306&d=DwlCAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=HS1AydqcArLILm85lhjRYBg3unyk4a44VoviPI33Rc4&m=-gl3maPd06ji-W0T0z_vVGZgaBOuwKRYrQVXOgl0KKY&s=e2NQM2sh_MaPd82_CzBLw7Ynv82a5Paptx8E0ADSKbo&e=)

Carlos is extremely talented and we are trying to get him to 15,000 subscribers so if you get a chance take a look at the above link. If you missed Carlos, don't fret, he and his band will be providing the entertainment for our Cinco de Mayo celebration.

### **DATE CHANGES**

Heads Up!! The April Board Meeting date has been changed to April 19<sup>th</sup> at Friends in Deed and via ZOOM. We are working on getting all Board meetings changed to the 3<sup>rd</sup> Wednesday's so we are able to present current financials.

I noticed that even though I viewed and reviewed the events flyer, the date for the Coffee in the Park is wrong. Our last Coffee of the season will be on April 13<sup>th</sup> at Penasco Park.

In observance of Good Friday, our office will close at noon. Happy Easter to you all!

Dorothy