

4/21/23

Happy Friday to you all!

BIG NEWS!!! The roof "project" is OVER---Hallelujah!

They have finished all the roofs that were slated for replacement. The roofers are still on the property making repairs and finishing up the cleaning that is needed. I want to thank our homeowners and tenants for tolerating the mess and noise for the last 8 months. We will start with our annual scheduled replacements in a couple of months but there will be no push like there has been and hopefully less issues.

I have been working with the interior adjusters, Stratton and Titan to get this part of the claim completed. I am hoping to receive the last updated scopes that will allow Titan to move forward with the repairs. I am assuming that all the damage has now been addressed and we won't have anything else to add.

Have you seen the office lately? Our crew did an AMAZING job painting the exterior---it looks like a new building! It is amazing what a little paint and cleaning can do. We removed the solar screens which brightened the office and painted all the wrought iron.

Speaking of painting, the next 2 buildings on the schedule are 273 Tierra and 221 Tierra. Please move any patio items that can be damaged. All items should be placed in the center of your patio and covered if possible. If you need assistance, let the office know. If you have a shed, wrought iron gate or a wrought iron security door, these will be painted, and the owner will be charged unless you notify the office. The charge for the sheds will be \$200, \$75 for wrought iron doors and \$30 gates. The charges for the personal additions based on current costs.

We have recently had an increase in calls regarding rodents. As we all know, rodents attract snakes. Please take a look around your patio and remove any debris and move the pots around to check for nests. If you are having issues with rodents, contact the office so we can put you on the list with our pest control.

As I stated in a previous update, we recently had a dog pass away due to a snake bite. Anything you can do to help with the problem will be greatly appreciated. To help keep your fur baby safer around snakes, we have a homeowner interested in bringing in a snake aversion trainer. If interested the course is \$80. Please contact Lori at (480) 881-6562 or by email at [usamedic99@msn.com](mailto:usamedic99@msn.com).

Olive trees are blooming so you know what that means....spraying time. The crew will begin on Monday spraying the common area trees. If you have a patio tree and you do not want it sprayed, you will need to notify the office. You will be, otherwise the crew will spray your tree and you will be invoiced for \$60.00. Patio trees will not be sprayed until the end of next week, sorry I can't give you a day when they will be at your unit.

As always, I must send out reminders.

- If you sell your villa or your vehicle, remove the parking permit. If you leave your car here for the summer, it would be smart to park in your deeded spot, less chance of mice and it will look like your unit is occupied.
- Personal belongings are not allowed beyond your patio wall unless you have permission. Items placed in the common area are subject to confiscation by the grounds crew.
- Unfortunately, we have tile in the laundry rooms. The floors can become very slippery when they are wet. If you accidentally spill liquid on the floor, please make sure it is all cleaned up prior to you leaving or let the office know. I will be looking into some mats to place in front of the washers but until then, please wipe up any messes.

I wish you all a wonderful weekend!

Dorothy