

August 23, 2021

Dear RDS Homeowners Association Members,

We are fast approaching a crossroads for our association and where you, as an owner will have to make a critical choice. The choice is simple and will be between supporting an assessment and increase in HOA fees to fund immediate needs projects or not. The board has spent a considerable amount of time and money to develop a comprehensive Reserve Study to support the immediate and long-term needs of the complex. **Within the next week or so, you will be receiving notice and ballot instructions for the Special Meeting scheduled for Saturday, September 25, 2021 at 10:00 AM AZ time at the RDS Clubhouse.** The meeting will also be available via ZOOM where owners will have an opportunity to view the results of the vote. The board cannot stress the importance of your support in favor of this assessment enough. Please return your ballots via the instructions you receive and VOTE YES so that we can work to return RDS to the gem that we all know it to be.

**Property Manager Updates:**

Please check the “More” section of our website [www.rdshoa.com](http://www.rdshoa.com) for maintenance projects and reports from Todd Sullivan.

**Fire Alarm Testing:** On **Tuesday, September 7, 2021** Todd will be working with Colorado River Communications to conduct the annual test of the fire alarm system. Testing will begin around 9:00 AM and is expected to last between 90 minutes and 2 hours to complete. Owners who rent: **Please notify your tenants if applicable.** We are also asking for a volunteer from each building who believes they will be home on the 7<sup>th</sup> between 9:00 AM and 11:00 AM to allow testing of the heat sensors. There should be minimal intrusion into your unit. Please contact Todd at 928-706-5543 if you can assist.

**Incident Report Form:** There will be a new “Incident Report” form available soon on the website. This form will be used in the future to report any incident that is reportable to the association’s property manager. Incidents include but are not limited to:

1. damage to association property either intentionally or by accident, theft, illegal dumping, complaints of noise and other violations of HOA by-laws and rules, criminal complaints such as trespass or disturbances where law enforcement is called, and injuries claimed within the common elements of the HOA (whether EMS is summoned or not).

These forms will be available to be printed and sent to Todd via mail or in person. We will be working to create a “fillable” form that can be sent electronically. Once completed and a resolution determined, the incident report form will be placed in each unit’s owner file and a master file will be available for the boards review. This documentation is important to ensure a proper record is available for potential liability, insurance, and legal needs. This information will also assist the board in making future decisions about potential changes to by-laws, rules and regulations.

**Storage Door Locks:** The lock for storage units 56-65 has failed and needs to be replaced. We are working with a local locksmith and will have the lock replaced this week. **The codes will not change, but**

**the new locks may not have a # button. Please notify your tenants if applicable.** The association will be replacing these storage door electronic locks over time.

**Clubhouse Mailbox:** The black mailbox mounted on the pool room door is **NOT** for association correspondence. This box is used for association materials and keys for contractors and maintenance personnel for short term projects. Do **NOT** place payments or other RDS correspondence in this box.

**Contact Information:** Please make sure that Todd has the **most recent contact information on file for owners, property managers and tenants. This includes updating your garage number and storage unit number if necessary.** Recently, we had a weather event that caused water damage to one or more units and most recently a broken water line damaged two garages. Todd was unable to notify one of the owners with the contact information on file.

### **Board Projects and Reminders**

**Ring Door Bell Requests and Minor maintenance suggestions:** The Ring doorbell project request has been suspended until the board can grapple with legal, privacy, security, and specification issues. The board will be collecting information from the unit owner who volunteered to trial this request and making a decision on this matter in the near future. The board is asking for patience in addressing minor maintenance and “housekeeping” suggestions recently submitted. Until the outcome of the upcoming vote and resolution of major projects are resolved, the voluntary board you elected simply cannot take on any additional matters at this time. These suggestions will not be forgotten, just tabled temporarily. Please be understanding.

As a reminder to all owners, Todd Sullivan works for the RDSHOA and is responsible solely for the management of common elements within the complex. Todd does not work on behalf of unit owners to resolve issues outside of that scope of work. This includes finding and/or managing rental property at the RDS complex. **Owners and/or their respective property managers are responsible for ensuring tenants are aware and abide by all HOA by-laws, rules and regulations. Owners need to make tenants aware of maintenance updates and important announcements that may affect them.** Refer tenants to the website for updates and newsletters if this is helpful, but the ultimate responsibility for notifying tenants rests with owners.

Thank you,

RDSHOA Board Members