

May 27, 2021

Dear RDSHOA Members,

This newsletter is designed to bring owners up to date on events and projects effecting our community since the April newsletter. First, I want to thank all the owners who have called, written e-mails or personally spoke with myself and other board members recently. Your comments (complimentary or not) are important to our progress. We ask owners to submit questions, suggestions, and complaints to board members in writing either via e-mail or "snail mail". Please note that you may not receive an immediate response if your concern is not urgent. If the matter is urgent (hazardous situation, risk of injury or death, or destruction of property will result), contact the Association Manager Todd Sullivan immediately (day or night). PLEASE refrain from contacting the association manager or board members for non-exigent matters after normal business hours or on weekends, especially via phone or text out of respect for our personal time. Since the April newsletter, here is what has been happening.

Projects:

The East Hot tub has been resurfaced. Hot tub covers are stored for summer and this hot tub will remain on at the request of some owners during the summer at 102 degrees. The west tub and the pool heater systems have been shut down effective this month to avoid black algae due to forthcoming temperatures.



Before:



After:

Todd Sullivan met with Sotello Landscaping and over the course of several days, walked the complex and identified plants that had been stressed by heat, improper pruning, and lack of water. Additionally, problems with the irrigation system have been identified and steps taken to include the development of a plan to repair/replace system components to ensure our landscape thrives, especially during the summer. We have seen noticeable improvements already and owners have expressed gratitude at the appearance.



As I mentioned during the April ZOOM meeting, the need for a defibrillator in the club house was a medical safety item that was worth the cost given the demographics of our community. Additionally, child pads were ordered in the event of unforeseen accidents. The defibrillator has been ordered and will be installed in June. Training videos are provided with our package. These will be posted on the website in the future and hands-on demonstrations will be provided when practical to ensure residents are comfortable and capable of using the device.

New fire extinguishers have been ordered and mounted on each building (additional extinguishers may be ordered for other common areas in the future). In addition, our fire suppression and alarm system has been inspected and failed recently due to 1. Previous lack of attention to system service and 2. Changes in the Fire code that required retrofitting older systems (which ours is). A contractor has been working with Todd Sullivan to complete the upgrades and re-submit for inspection approval soon. In the interim, there are no concerns about the overall safety and critical functionality of the system as it relates to fire suppression.

The board will be meeting on Monday June 7th 2021 at 4:00 pm (AZ time) to conduct a workshop on the reserve study conducted by Reserve Advisors in March. In attendance will be the consultant as well as the two RDSHOA owners who are also subject matter experts (Patti Walstad- CPA and John Jordan- Engineer). The board will NOT be taking action on this matter. The purpose is to refine the approved draft version to present a final report and recommendations to owners at the July general meeting. During the July meeting, owners will have an opportunity to comment and make recommendations regarding the final report as well as provide input on potential assessments and/or increases in association dues. Owners who wish to attend the workshop in person may do so as it will be held in the RDS clubhouse. Those who wish to view the workshop via ZOOM may do so as a notice and link is forthcoming. The board WILL NOT be accepting comments at this workshop.

While we are making progress, there is still a lot of work to do. Board members have put a significant amount of personal time and energy to ensure we are heading in the right direction. We are going to make mistakes and we are under no illusion that everyone will be happy with our decisions as it “comes with the territory”. What we will strive to do is work hard and provide honesty and transparency to owners while making those decisions.

Greg Befort

President, RDSHOA