



Hello RDS Owners,

The good news is that treatment of our foam roofs began on June 12th. After months of research and consideration of different plans of action, decisions were made and buildings 3, 6, and 7 will be treated in 2023. It is estimated to take one week per building and they will be done consecutively. Remaining buildings will be prioritized and 3 more expected to be treated in 2024.

The bad news was the power failure in Building #3. The entire building was out of power for several days. UniSource reported there was no problem with the power supply up to the main building breakers. McAtlin Electric stated there was no problem with the main building breakers. However, all 10 unit breakers had melted and blown fuses with no determined cause. Unit breakers were replaced and fuses ordered. Unfortunately fuses could not be found locally which caused the delay of repair. A bill has not yet been received so repair costs are unknown. However, this type of maintenance is the responsibility of the Owner. As evidenced by past practice and supported by CC&R Article II Section 3f Maintenance by Owners. The billing of units in Building #3 for this maintenance will be handled by HOAMCO.

Reminders of other Owner maintenance responsibilities are:

The cleaning of dryer vents which should be done routinely to prevent a potential fire hazard.

Any water damage from A/C units.

Any utility lines serving a unit, from your unit to the point where it is joined to utility lines serving other units.

Unit Heat Sensors, that are set off by being disconnected, will transmit to our alarm system. The resulting charges for the appearance of alarm and fire personnel at our complex will be assessed to your unit. A replacement heat sensor will be necessary at your expense.

The Board has reviewed bids for the sealing of our parking lot and chosen a preferred provider. Steps will be taken to establish a contract and schedule work. Timing of this work will be based on the completion or roof treatment, provider's work schedule and weather.

Insurance Claim - Water damage in buildings 6 & 7 due to faulty drains has caused interior damage to 7 units and 2 garages. Our insurance claim has been denied, appealed and denied again. Two drains have been repaired and or replaced. All drains have been flushed and inspected. Two units have been repaired, one is under contract for repair and the rest has been inspected for

repair but no quote received yet. This is an ongoing project that unfortunately will most likely cost the Association a considerable amount of money.

On the bright side, our clubhouse has been painted by volunteers at little cost to the Association and it is a much appreciated change.

Landscape improvements are continuing with desert plants requiring less water and the addition of stone in some areas.

Enjoy your summer,
Rio Del Sol Board

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