

APRIL

Carmel Pointers

2024



PRESIDENT'S CORNER by Terry Wolf

I would like to thank all of you for your cooperation and understanding as we worked through the two road projects. We do these every few years to help preserve our roads. When we must replace our roads, it will be the most expensive project we will have ever undertaken, and regular maintenance is the best way to maximize their life. Our goal is to build our reserves to be able to accomplish this without any additional one-time assessments.

I would like to thank Mo Greene and Phil Wheeler for their help working through our road closures. Mo, who serves on the Oro Valley Town Council, set it up so we could park in the community center parking lot and set up the Oro Valley police department patrolling the area while we were parked overnight. Phil was available to transport people to and from their cars. Give them a big thanks when you see them.

We added a no stopping or parking area west of the mailboxes to make it safer for everyone to drive on Lapis and residents to access their garages as well. Also, we ask that you do not make U-Turns on Lapis but proceed to the cul-de-sac on the north end of Lapis to make a U-Turn. U-Turns along that street are very dangerous to both cars and pedestrians.

We recently installed two electric eyes to replace the ground loops on the exit gate on Cathedral. These open and close the gate when you pass through. We are still aware of the ongoing issues with the entrance gate randomly staying open, and the slowness of the RFID tag reader picking up your cars when you enter. We have asked Kaiser Gate, our gate service contractor, to correct these issues.

I know our winter residents are beginning to migrate back to their summer residences. Be safe, enjoy your summer, and we look forward to your return this fall.

Again, thanks for all your help during the road project, the contractor said they had never worked with a community that was so well organized and helpful, allowing them do their work. You made that happen!!

LANDSCAPING UPDATES by Vida Dietz

Welcome Spring and all that it brings us! In April we should see a little rain, mostly mild days, and several different plants leaving winter dormancy behind to start flowering.

As the month goes along, we will see more plants and trees flowering but right now I am seeing Hop Seed bushes with little yellow and sometimes white flowers. One house I noticed has Tombstone Roses in bloom along their sidewalk and although it is a little early for them to bloom, these are in a protected area against the house and get the morning sun. Many of the Texas Mountain Laurels have pretty bunches of purple flowers. Even the lantanas are showing bits of green, little by little.

Pre-emergent weed spraying was completed in March which keeps the weeds away for the time-being. It will be several months before we spray for weeds again. As is our custom, the neighborhood will be notified via email prior to any weed spraying.

Below is the rotation schedule for April, which can also be found on the website and will be posted on the bulletin board by the mailboxes. If you have a concern or request, please contact the Answering Service to leave a message so the work can be scheduled. That service is available 24/7 by calling **520.408.4609**.



BrightView
Landscape Services

April 2024

- ❑ 4/18/24 – Monthly Site Review
- ❑ 4/1/24 – 4/5/24: Yellow section and Red Weekly areas
- ❑ 4/8/24 – 4/12/24: Blue section and Red Weekly areas
- ❑ 4/15/24 – 4/19/24: Green section and Red Weekly areas
- ❑ 4/22/24 - 4/26/24: Orange section and Red Weekly areas
- ❑ 4/29/24 – 5/3/24: Catch-up and Red Weekly areas.



ACTIVITIES AND EVENTS

Food Bank By Joy Goodsell and Dode Williamson

Carmel Pointe, we make a difference! Once again, in March, we collected \$635 in donations for the Food Bank. We continue to be amazed by the generosity of our residents. We will walk on **Tuesday, April 2, 2024 beginning at 8:30 am.** Thank you for your support!



About Those Entry Gates...(!)

The Board is well aware of continuing periodic events of entry gate malfunctions and has expressed these concerns to Kaiser Garage and Door Company on several occasions. They responded by sending a technician who reported that based on his observations they were functioning properly, which they seem to - approximately 90% of the time. Given that nearly all motorized components and sensors were replaced by this company at their recommendation only a few months ago, we expect them to function properly 100% of the time.

Based on recent observations by a member of our HOA and documented performance during a period of about 40 minutes, malfunctions occurred in one out of ten gate cycles resulting in the gates remaining open for an extended period of time. In addition, we've received several reports of events in which the entry gates either open only partially and/or do not open together with one side remaining closed or opens out of sync with the other. This is completely unacceptable.

On March 18th, a certified letter was sent to Kaiser on behalf of the HOA which described the continuing malfunctions along with specific times and a description of the events that occurred, and a demand for repair or replacement of the faulty parts within 30 days. We are awaiting their response and will provide updates as they occur but rest assured, we will get resolution on this issue. Thank you for your patience and understanding.

Attention Carmel Pointe SNOWBIRDS and VACATIONERS:

Since May 2022, Waste Management of AZ (WM) began charging for Vacation Stop and Restart of collection Service. The Carmel Pointe/WM Agreement caps this charge at **\$25** for each stop/restart service event. It has been noticed that WM is erroneously charging \$40 for this service. Please check your WM Invoice and if you have been charged \$40 instead of \$25 for a stop/restart of collection service, contact WM Customer Service (520) 744-2600 and they will credit your account.

"April is a gentle reminder that life's transformations are beautiful and inevitable."
— Ellen Lovell

"Winter's done, and April's in the skies. Earth, look up with laughter in your eyes!"
— Charles G.D. Roberts

"No winter lasts forever; no spring skips its turn. April is a promise that May is bound to keep, and we know it."
— Hal Borland

If you have news or information that you would like to share for publication in Carmel Pointers, please submit it to Joe Carpenter at planejock@earthlink.net at least 10 days prior to the month in which you want it to appear.