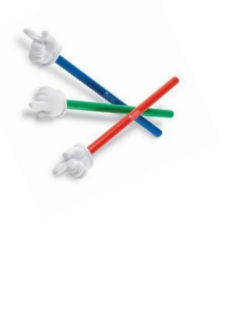


JANUARY

2025

Carmel Pointers



PRESIDENT'S CORNER By Terry Wolf

Happy New Year and welcome to 2025! We had an eventful year end as we transitioned to our new management company, Mission Management. I appreciate your patience as we have made this unexpected change, but I know we will have a much better company in Mission Management. They are located at 8375 N. Oracle, Suite 150, Tucson. Rhonda Rayhel is the CEO, and our new HOA manager will be Danielle Peavler, but she is on maternity leave until February. In her absence, Shaw Douglas is our interim property manager.

The following important information about account and payment information was provided by Rhonda Rayhel of Mission Management:

A website portal will be available SOON for Homeowners to go online and look at their account information, find documents and view violations, just to name a few. An e-blast will be sent from our software system, uManage, which will allow you to set up your portal. If you do not get the email, please check your spam or junk folder. We will also be mailing more information shortly, along with a statement of your account, just as soon as it has been entered into our system. We will not be assessing any late fees or interest on assessments for 60 days on homeowner accounts that are current to allow everyone time to switch their payment information.

The Carmel Pointe HOA annual meeting will be held at the Community Center in the Sunset room on **January 22nd**. Social time begins at 5:30 pm with the meeting immediately following at 6:00 pm. Shaw Douglas of Mission Management will be there to tell you more about Mission Management and answer any questions you may have. I look forward to seeing all of you there!

Finally, I would like to express my gratitude to all of you having served for the past 10 years in the positions of president and previous to that as treasurer. It has been a great experience and I believe that, just as in farming, we hope to leave the land in better condition than when we started. I hope we have left Carmel Pointe better too. You all have been wonderful to work with and I appreciate all the board and committee members I have had the pleasure to work with. I hope to see you at the annual meeting!

Those holiday decorations at our entry don't go up (or down) by themselves. A big **THANK YOU** to the following individuals who made it happen: Light installers were George Lindsay, Joe Alejos, Phil Wheeler and Lynette, Paul Davis, Dode Williamson, and Mark Parston. A special shoutout goes to Dode who does the wreaths.

LANDSCAPING NEWS By Vida Dietz

The December **pre-emergent weed spraying** was postponed until Monday, January 6. It didn't make sense to try to spray in December with various holiday decorations, lights, cords, etc. in the yards. That said, it would be most helpful if you would please have your decorations and lights removed by **January 6**. The spraying will likely take two days and will begin first thing in the morning. An email will be sent to all a few days prior to the spraying.

The majority of the winter shrub cutbacks and trimming has been completed. As in the past, the lantana will be the last to be cut back which will happen after the last freeze in the spring.

As I write this in the last part of December, it has been a little warmer than normal at around 80 degrees. Thus, we have increased the irrigation slightly and continue to monitor water usage as well as the temperature.

Below is the rotation schedule for January, 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. The answering service is available 24/7 by calling **520.408.4609**.



BrightView 
Landscape Services

January 2025

- ☐ 1/15/25 – Monthly Site Review
- ☐ 1/6/25 – 1/10/25: Yellow Section and Red Weekly Areas
- ☐ 1/13/25 – 1/17/25: Blue Section and Red Weekly Areas
- ☐ 1/20/25 – 1/24/25: Green Section and Red Weekly Areas
- ☐ 1/27/25 – 1/31/25: Orange Section and Red Weekly Areas



ACTIVITIES AND EVENTS

FOOD BANK by Joy Goodsell

A message worth repeating...We so appreciate our regular monthly Carmel Pointe donors! Additionally, this December, one of our winter residents gifted the food bank with a large check. Our total contribution to the Southern Arizona Food Bank for December was \$830.00! I'm certain that such a large donation was greatly appreciated at this holiday time by those in need. We will walk in the new year on Saturday, January 4, 2025 beginning at 9:00 am.

Happy New Year!

Joy and Dode

Ladies Luncheon

Ladies, mark your calendars for our next luncheon on **Wednesday, January 15 at P.F. Chang's China Bistro** restaurant. RSVP by no later than Monday, January 13th. See the flyer that follows for complete details and contact information.

HOA Annual Meeting

Mark your calendar for the **Carmel Pointe Homeowner's Association annual meeting** that will occur on **Wednesday, January 22nd** at the Oro Valley Community Center. Registration and social begin at **5:30 PM with a 6:00 starting time for the meeting**. This is an important event for owners that allows for member participation and provides current updates on a variety of association matters that affect us all. This is the place to be fully informed about circumstances and events that impact our community so please plan to attend.

NOTES, QUIPS, and QUOTES

Happy birthday to those of you born in January; Your birthstone color is **Garnet**.

- ◇ January is the perfect time to reflect on the past year and set intentions for the year ahead."

Oprah Winfrey

- ◇ "Tomorrow is the first blank page of a 365 page book. Write a good one."

Brad Paisley

- ◇ "Embrace the stillness of January; find peace in the calm before the storm of the year unfolds."

K.J. Caleson

- ◇ "The start of January marks a time to let go of regrets and embrace the opportunity to make things right."

Roy T. Bennett

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



*Carmel Pointe
Ladies Luncheon
Wednesday
January 15, 2025
11:30am*

*P. F. Chang's China Bistro
1805 East River Road, Tucson AZ
(Northwest corner Campbell Ave. & River Road)*

Hosted by: Elizabeth (Betty) Niles

RSVP to Elizabeth (Betty) Niles~520.444.9385

Email bjniles@icloud.com

No later than Monday, January 13, 2025