

President's Report 2023

Arizona Madera Home Owners Association

Dear Homeowners,

It has been my pleasure to return as your President in 2023.

Since then, your elected board members have completed the following:

1. Executed the updated paint colors.
2. Revised the Design Guidelines
3. Activated the Website
4. Updated the "fine policy" (to meet the needs to increase compliance)
5. Negotiated a short-term material storage with the city of Tucson (\$500. To our funds)
6. Have continued with the Spring Fling, Halloween Trick or Treat, & Holiday Stroll and Community Yard Sales
7. Tree trimming for ½ of Valencia Road common area.

Future Goals:

1. Complete the tree trimming for the remaining common area of Valencia for the 2nd 1/2.
2. Choose a wall color for future painting of the common area walls during 2025.

Other Money Saving Actions:

1. Our Roads are not in the best condition. A work order was submitted, and we were not able to get approval for almost 2 more years.
2. No parking signs have been removed from time to time and we have had them replaced each time for the safety of our community. Please do not park on the no parking sides of the street.
3. Red paint has been added where the fire hydrants are located and at the mailboxes by the City of Tucson and the board.
4. For disabled, non-registered, or abandoned vehicles we have referred this to the City of Tucson. They will address these issues without a cost to our HOA and have been very helpful in the past.
5. We have had several neighborhood members clean up around the mailboxes keeping us from adding this cost to the budget.
6. Printing of our newsletter & flyers have been provided by the Long Realty Company at no cost.
7. Our Ward 4 Representative Nikki Lee has been very helpful in putting us in touch with the people to help us get things accomplished.

Monthly HOA Cost:

It has always been a concern that the monthly fee increases. Understand that we have a total of 129 homes in the community. Other associations have many more homes and have the same cost that we do with the same amenities. The West at Rita Ranch has 345 homes and charges \$13.00 per month. Rita Crossing has 47 homes and charges \$47.00 per month. The Horizons has 71 homes and charges \$17.00 per month. The Sunrise has 135 homes and charges \$41.00 per month. I wanted to share with you the fact that we are within the same amount in comparison to the number of homes.

The increase in insurance, property taxes, maintenance, storm damage, and improvements has caused the increase in our HOA dues.

I want to assure you that the HOA financial status is solid and we are good stewards of these funds. During the resale of homes in our community, it's important to show that we are financially solid.

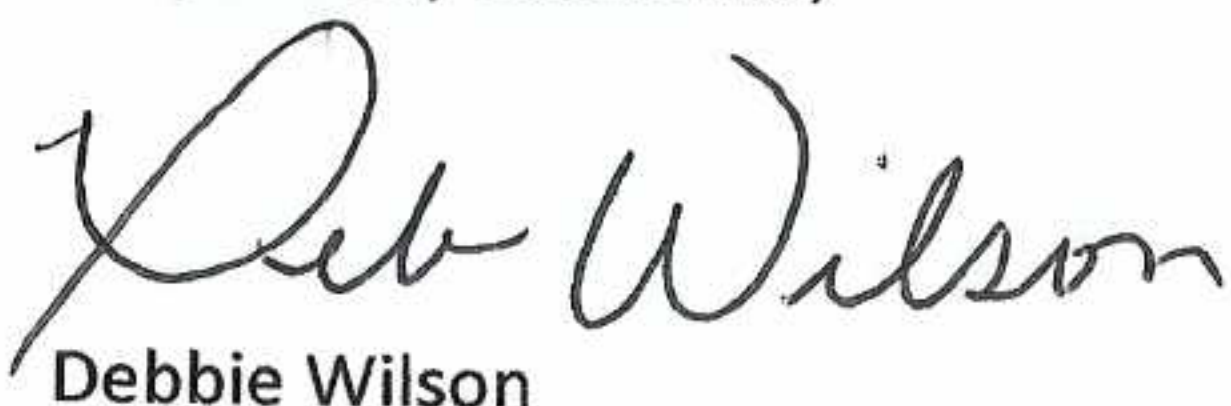
In Closing, I wanted to ask you to respect your elected board members. Remember that they are all volunteers. They too have busy days like many of you! When you get an opportunity to thank them, I ask that you do so.

We are very happy to see so many of our homes freshly painted in the updated colors. This has helped to maintain the visual and monetary value of our neighborhood. Have you seen the sales prices? This tells us that what we are doing to maintain has worked. Our homes are 22-23 years old and update are mandatory to maintain our values. Thank you to all who have abided by these guidelines!

Lastly, I would like to say thank you to our community manager Bel Garcia. I have worked with a number of HOA community managers and she is without a doubt the most educated in Arizona Statues and Rules and Regulations. Needless to say we don't always agree with her but have been able to work through the details to keep our association out of any lawsuits and stay financially solid.

I look forward to another year as your President and encourage all homeowners to become involved in the association. How can you do this? Come to the posted meetings, ask questions, join in on the events, volunteer to help with the events. All this is for our community. It's a great place to live and I plan to stay as long as possible right here!

Respectfully submitted,



Debbie Wilson
President 2023

9/6/2023