

The Common Thread

“Autumn is the second spring when every leaf is a flower.”
~ Albert Camus



Meeting Dates

Fall Board/Budget Meeting
Thursday, October 10, 2024 at 6:00 pm
Via Zoom

Annual Owners Meeting
Thursday, November 21, 2024 at 6:00 pm Via Zoom

Please mark your calendars!

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Important Information About Our 2025 COA Budget



All Commons homeowners should be receiving a draft of our 2025 Annual COA Budget around October 4th.

The **operating** part of our budget funds our routine annual expenses such as our property management and the landscaping of our common grounds.

The **reserve** part of our budget assures that we have the necessary funds on hand to maintain our fixed assets such as our stormwater system, sidewalks and streets.

Owners who may have questions, want further information, or have any recommendations regarding our 2025 Budget, are asked to please contact COA treasurer, Robin Nowlin, or COA president, John Haller, no later than October 8th. This way, owner input can be considered prior to the finalization and adoption of the budget by the board on October 19th. The board approved budget will then go to our owners for ratification at our annual owners meeting on November 21st.

We encourage all our homeowners to participate in this important meeting as it concerns each and every one of us.

Thank you.



Community Support Email

For our community members who have any general questions or comments, please direct them to our general email address at support@navigatecm.com. All inquires will be directed to and addressed by the appropriate board member, or by our property manager.

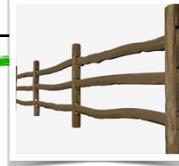
Thank you.



Completions of Community Projects

The following projects were completed thanks to the board, and especially to Ray Pomerinke and Dave Schmitt for all their hard work in bringing these to fruition. Nice results, everyone!

SPLIT RAIL FENCE REPAIR



Ray Pomerinke and Dave Schmitt walked the entire length of the split rail fence to check every post for integrity and found around 35 in need of shoring up, or that were broken and needing replacement.

Then they walked the entire length again with NW Fence and determined there were around 20 more in need of either repair or replacement. Any posts that were replaced were treated with a sealant to give them a long life and will help keep the fence in good repair for a number of years.

In the end, 60 posts were repaired/replaced and involved a total of 21 homes.



SOLAR STREETLIGHT ADDED

Dave Schmitt and Ray Pomerinke initially approached the City of Bellingham to determine the price for installation of a matching streetlight and were told it would cost around \$15,000. Yikes! They knew that number wasn't going to pass muster with the community.

Ray researched solar streetlights and came up with what NW Fence installed at the corner of Verbena Lane and Fuchsia Drive.

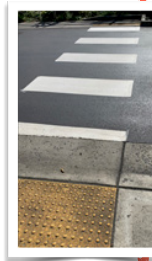
While not matching, it is brighter than our existing lights, automatically turns on at dusk and off at dawn, and is functioning perfectly. It also has a motion sensor that brightens the light when someone approaches. This was all accomplished for less than \$1,000, including installation.

ASPHALT REPAIR

Huizenga Enterprises, who also handles our snow removal, completed the work.

They did crack sealing where needed, preventing more costly repairs that would have been necessary if we put it off. They also re-stripped the parking lot lines, and repainted the crosswalk and speed bumps.

Huizenga did a great job and proved really easy to work with. Most importantly, it has made our community safer.



Contact Us

If you have any questions or concerns about The Commons at Cordata, please refer to the following contacts:

Chelsea St. Pierre,
Property Manager.
Navigate Community
Management
Phone: 360-512-3820
chelsea@navigatecm.com

If you would like to volunteer, or if you have ideas for our community, contact our general email, or one of our board members listed below.

[Navigate General Email](mailto:support@navigatecm.com)
support@navigatecm.com

Current Board Members

President
John Haller

Vice President
Ray Pomerinke

Treasurer
Robin Nowlin

Secretary
Marco Rosales

At Large
Dave Schmitt

Board General Email
commonscordata@gmail.com

Upcoming Events

**Fall Board/
Budget Meeting**

Thursday, October 10, 2024
at 6:00 pm
via Zoom



Annual Golf Tourney
Date: September 27, 2024
Tee Time: Mid-morning

All are Welcome!

The City of Bellingham has given us a generally good bill of health regarding the condition of our stormwater system. However, it has been determined that there is a drainage problem in the front section of our pond that is keeping water from properly flowing downstream.

To correct this problem, when it is dry enough, some dredging will need to be done to remove the build-up of silt and mud in that area. The expense for this will be reflected in our reserve account. Soon the City report will be added to your homeowner portal and can be accessed with your password at:

<https://navigatepm.appfolio.com/connect/>

Have You Considered Serving on the Board?

Annual Golf Tournament

2nd Annual Commons at Cordata Invitational Golf Tournament

Date: September 27, 2024

Place: Raspberry Ridge Golf Course

Tee Time: Mid-morning

Lunch to follow

All Commons golfers are invited to play, and anyone who desires can join for lunch, even if not playing.



We will need a headcount of both golfers and those who will be attending the lunch.

**Contact John Haller at 360-306-4072
NO LATER THAN SEPTEMBER 20th.**

Hope you can join in the fun!

Volunteering on the board is a valuable way to contribute to and protect our great community. Please consider becoming a board member and help in keeping the governance of our community in the hands of the homeowners.

You may think you're not qualified, but being a board member is not such a daunting task as you may think. Support from our property manager and other board members is always available.

A call for board nomination forms will come approximately 21 days ahead of the Annual Owners Meeting notice. The notice will include a link to an online form to be completed.

If you don't receive this information at the times specified above, please contact:

Chelsea St. Pierre at
chelsea@navigatecm.com

NEWSLETTER INPUT: If you have any ideas for the newsletter, please email them to Ellen at lifeofeaz@gmail.com. Articles should mainly pertain to the Commons at Cordata community. Thank you!

COMMONS WEBSITE: www.commonsatcordata.com - Check out our community's upcoming events, COA documents, forms, and much more. Please take advantage of this great source of community information. As always, thanks to our website guru, Gary Myers, who keeps it current and running smoothly.



Cordata Neighborhood Association (CNA) website: cordataneighborhood.org