

SOLARIS CONDOMINIUMS  
COMMUNITY NEWSLETTER

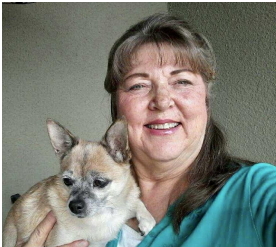
JULY 2019 V2



SEE WHAT'S HAPPENING AT SOLARIS!



Solaris Board President,  
Terry Koch



Solaris Board Secretary,  
Candice Dunn



Solaris Board Treasurer,  
Michael Pierce



The staff and I at **City Property Management** are excited to work with Solaris and dedicated to help increase the value, appeal and enjoyment of living at Solaris.

I look forward to meeting more of the residents. Please see important City Property Management contacts, including mine!

Sincerely,  
Mark Breinig, CAAM, CMCA  
Sr. Community Property Manager

**IMPORTANT  
CITY PROPERTY MANAGEMENT  
CONTACTS:**

**City Property Management**  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040  
[www.cityproperty.com](http://www.cityproperty.com)  
602.437.4777  
M-F 8 AM TO 5 PM

**Property Manager:**  
Mark Breinig EXT 2156  
Cell: 480.207.8320  
[mbreinig@cityproperty.com](mailto:mbreinig@cityproperty.com)

**Community Assistant:**  
Jacquie Murrell EXT 2135  
[jacqueline.murrell@cityproperty.com](mailto:jacqueline.murrell@cityproperty.com)

**Community Accountant:**  
Cindy Frederick EXT 2222  
[cfriderick@cityproperty.com](mailto:cfriderick@cityproperty.com)

**After Hours Emergencies:**  
602-437-4777 and Press 9



*Board  
of  
Directors*

Dear Solaris Homeowners,

Have you been thinking not much is going on at Solaris since the new Board was installed? **Not true!** The Board of Directors and City Property have been **VERY** busy behind the scenes over the last few months.

As you know, there are several areas that have been a concern for the Board and residents alike: the repair of the landing ceilings, the trees, the condition of the pool deck, just to name a few. The Board is very aware of the concerns and are working diligently doing on-site evaluations, gathering bids and interviewing prospective vendors to get the best possible price and the best workmanship for our community.

Reports are being finalized and submitted and the Board is getting feedback on a number of projects. In July the Board is conducting an Open Workshop aimed at taking a comprehensive look at all the projects and the financial means needed to complete those projects.

Rest assured, you will begin to see lots of projects being conducted in the Community. City Property will keep you updated with alerts as projects begin, so keep a eye out for emails from them, or check in on the Homeowners Portal for notifications. You can expect that some areas (like the pool and clubhouse) will not be accessible while projects are underway.

The Board appreciates your patience during this time and will do our best to limit any inconveniences as much as possible.

Sincerely, Terry, Candice, & Michael



**Congratulations to new  
Committee Members!**

The Board is excited to announce two new committees have been formed! The Landscape & Maintenance Committees.

**Thank you** Greg Sheedy, Cole Hadley, Armando Ramos and Micah Andrews for volunteering your time and energy to keep the Solaris Community in tip top shape!



**YES, YOU!!**

We are looking to build more committees and want **YOUR** help! This would include areas such as:

- Communications
- Events
- Finance

**Interested?**  
Contact Mark Breinig @ 602.437.4777 EXT 2156



# COMPLIANCE CORNER

As always, in a community setting there are certain rules and responsibilities to be observed by all.

These rules and expectations are not arbitrary. They are based on City regulations, our CC&Rs, and concern for the the health, safety and general happiness of everyone who lives here.



Solaris is a great place to live and we want to make sure it is a safe and happy experience for all!

See below for some examples.



### PATIOS!

Ah, yes, the *patios*! Summer is here and there is nothing like a nice grilled steak on a Saturday night! Please be aware that grills on the patios are ***not allowed!*** They are a fire hazard and in a community setting, that can put ***A LOT*** of people at risk!

- The Phoenix Fire Code prohibits the use of charcoal burners, propane and other open-flame cooking devices, as well as liquid fuel on fire escapes or balconies, patios, covered walkways or roof overhangs.
- Please **REMOVE ALL GRILLS** from your patios, including any bottles of propane or liquid fuel.

### THE POOL!



Sun bathing, dips in the pool, and playing Marco-Polo is the joy of summer! And heaven knows we need the cool, refreshing break from the Arizona summer sun! To make it a great experience all summer long, here are a few essential guidelines!

- **No Lifeguard on Duty!** Anyone 16 and under must be accompanied by an adult 18 or older.
- No glass containers!! If *even one* breaks, the pool must be drained! Very Expensive!
- No alcoholic beverages! Alcohol and bodies of water do not go together!
- The life-saving equipment is not for recreational use! Please use it only if there is an emergency!

### GOTTA LOVE THOSE PETS!

They are so amazing and keep us entertained, for sure! A couple reminders for pet responsibility:

- City regulations require dogs to be on a leash.
- Cleaning up pet waste is a must!
- CC&Rs state only two pets per unit.
- And dogs must be less than 25 pounds.



## NOTICE: POOL CLOSURE

The pool will be closed Monday, July 22nd through Friday, July 26th for deck repairs!

## INTRODUCING THE SOLARIS CONDOS WEBSITE!!!

### DO YOU HAVE TENANTS?

The Solaris Condos Website is for ***ALL*** residents of the community, owners and tenants alike! This is designed to be a resource for all residents as an easy way to access community updates and notices, CC&Rs, newsletters, events --- anything that is happening in the community! Go to [www.solariscondos.com](http://www.solariscondos.com) to access the website.

**BE SURE TO COMMUNICATE THIS INFORMATION TO YOUR TENANTS!**

## HOMEOWNER PORTAL FOR SOLARIS!!!

### Welcome to CITYCYNC!

*Your Portal to Home*



City Property Management Company offers their one-of-a-kind, **CITYCYNC** Homeowner Account Management website that is dedicated to YOU! With a simple click of a button, you have all of the association documents, forms, and information at your finger-tips, whenever or wherever you need them, 24-7.

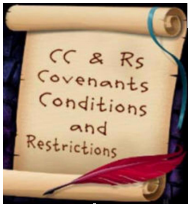
You are also able to manage your contact information, view the status of your architectural request, look at your account balance, pay your assessment, and MORE! We urge you all to take advantage of this service.

Please visit the **CITYCYNC** Homeowner Account Management Website at:

<https://homeowners.cityproperty.com> to sign up today.

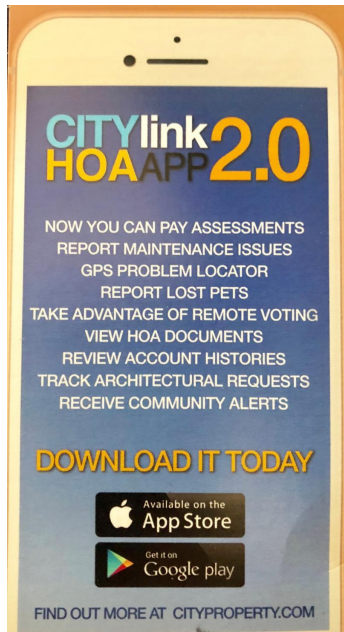
## GET CITY PROPERTY MANAGEMENT PHONE APP FOR HOMEOWNERS TODAY!!!

Sign up at the City Property Homeowner Portal ***FIRST***, then download the APP. It is that easy to stay connected ***ON THE GO!***



### SOLARIS COMMUNITY RULES & REGULATIONS (CC&Rs)

***ALL residents of the community are responsible to know and abide by these rules! Get a copy!***



They are available from the following resources:

- [Solaris Condos website](#)
- [here, or](#)
- [jacqueline.murrell@cityproperty.com](mailto:jacqueline.murrell@cityproperty.com)

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### NEXT SOLARIS OPEN BOARD MEETING

Tuesday, August 13, 2019

5:30 PM

Solaris Clubhouse

**All owners are welcome to attend! Hope to see you there!**

**BUILDING A STRONGER, BETTER, SOLARIS  
COMMUNITY**