



Welcome City Property Management and the NEW Solaris Board of Directors!

So Much NEW is HAPPENING at SOLARIS!

WELCOME TO our FIRST SOLARIS NEWSLETTER informing SOLARIS residents about what is GOING ON! WE WANT EVERYONE'S participation. We have a new MANAGEMENT COMPANY, A NEW BOARD OF DIRECTORS and NEW COMMITTEES FORMING! **Get INVOLVED!**



Solaris New Board President,
Terry Koch



Solaris New Board Secretary,
Candice Dunn



Solaris New Board Treasurer,
Michael Pierce

Meet Mark Breinig,
Senior Property
Manager at City Property
Management



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



Dear Solaris Residents,

Clearly, we have a lot going on! This is our first newsletter and our effort in keeping you up-to-date on all things SOLARIS. We're excited and hope you are too!

Our Immediate Goals:

- 1. Maintenance.** Attend to immediate needs and ensure plan for future maintenance with adequate reserve monies to do so.
- 2. Financial Health and Stability.** Currently the HOA is carrying debt and monthly HOA dues are not keeping up with required maintenance. Create a plan so funds are adequate to cover needed maintenance expenditures.
- 3. Engage** all residents (owners and tenants) to build a stronger Solaris Community through active participation.

Sincerely, Terry, Candice, & Michael

WE WANT YOU!!!!

We have new Solaris Committees forming:
Landscape, Maintenance,



Management Contacts including mine!

Sincerely, Mark Breinig,
CAAM, CMCA, Senior
Community Property Manager

KEY CITY PROPERTY CONTACTS:

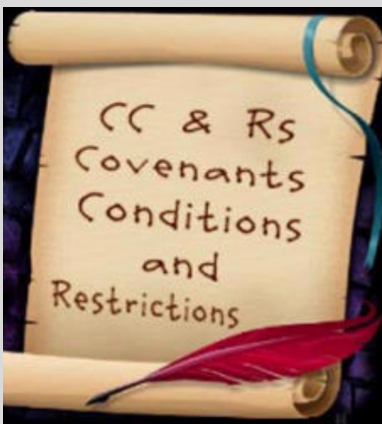
City Property Management
4645 E. Cotton Gin Loop,
Phoenix, AZ 85040
www.cityproperty.com
602.437.4777
M-F 8 am-5 pm

Property Manager:
Mark Breinig EXT 2156
Cell 480.207.8320
mbreinig@cityproperty.com

All General Questions,
Assistant:
Gladis Hernandez EXT 2179
gladis.hernandez@cityproperty.com

Account, Billing Questions,
Accountant:
Cindy Frederick EXT 2222
cfrederick@cityproperty.com

After Hours Emergencies call
Office and Press 9



SOLARIS COMMUNITY
CC&Rs

CC&Rs are essentially the rules we all agree to abide by while living at Solaris.

ALL RESIDENTS (OWNERS AND TENANTS) are responsible for adhering to the rules of the community (a partial list of CC&Rs is below),
CLICK HERE FOR A COPY OF THE CC&Rs

Communications/Events and Finance. **HELP OUT AND HAVE FUN TOO!** Contact Mark Breinig at mbreinig@cityproperty.com for more information.



SUMMER IS
HERE

SAFETY FIRST!!

Solaris Pool & Parking Lot Safety

1. **THERE IS NO LIFEGUARD on DUTY.** Children 16 and under must be accompanied by an adult in the pool area AT ALL TIMES.
2. Life-saving equipment/pool equipment is **NOT** for recreational use.
3. Children are not allowed to play in the parking lot areas.



GET APPROVAL BEFORE YOU REMODEL OR CHANGE WINDOWS & DOORS.

YOU MAY NOT SHUT OFF WATER TO UNITS WITHOUT PRIOR AUTHORIZATION.

If you are thinking of changing your windows, doors, air conditioner or remodeling the interior of your home, you must **get approval first** from the HOA and ensure you have the proper permits from the City of Phoenix.
CLICK HERE TO DOWNLOAD HOA Architectural Approval Form. **NOTE ONLY OWNERS MAY COMPLETE THE ARCHITECTURAL APPROVAL FORM.**

A special thank you to past Board member **Greg Sheedy**. He has worked **tirelessly** keeping Solaris looking beautiful...which leads us to a job that Greg wants to give up....**DUMPSTER PATROL.....**

Thank you!



NO



**WE
WANT ALL RESIDENTS TO
BE INFORMED!**

**WANT YOUR TENANTS TO
RECEIVE THIS EMAIL and
STAY INFORMED ?**

Ask your tenant and then
EMAIL Gladis Hernandez and
provide tenant emails at
gladis.hernandez@cityproperty.com

DUMPING - It is against the LAW!

I think we can all agree that this photo of our Solaris dumpsters on April 1, 2019 is **NOT** OK.

IT'S A HEALTH AND SAFETY HAZARD and costs us all money.

Dumping is against the law -and can carry up to a \$15,000 fine in Arizona (A.R.S. § 49-783).



Mattresses, furniture, construction material and debris, appliances are **NOT** allowed in the dumpsters.

NO CONTRACTOR WASTE - OWNERS must ensure that any contractors hired remove ALL contractor waste offsite - NO demo debris, no old sinks, drywall debris, old water heaters ETC.

See dumping? Report it to Mark Breinig mbreinig@cityproperty.com

Need to remove junk? Email gladis.hernandez@cityproperty.com if you need help in locating removal services to assist you.

THINK TIDY
**NO DUMPING
HERE**

**NEW CITY PROPERTIES WEBSITE AND APP
FOR SOLARIS - Manage your account online !!!**

**[Owners click here and sign up today at
https://homeowners.cityproperty.com](https://homeowners.cityproperty.com)**

Sign up and after signing up, download the APP!

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.

Partial List of Solaris CC&Rs. [CLICK HERE FOR A COPY OF THE CC&Rs](#)



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1. **No dogs allowed over 25 lbs.** Dogs on leashes at all times. Two pets per property.
 2. Patios free from litter, trash, animal waste. **Outdoor furniture only.**
 3. **NO GRILLS** of any kind on patios.
 4. **NO BIKES** on patios (USE THE BIKE ROOM near rear outside grills).
 5. **NO CONSTRUCTION** materials, **NO OLD WATER HEATERS/** appliances on patios.
 6. Patio drapes/ patio covering are not allowed. A sunshade may be allowed with *Architectural Approval* - **Click here for form.** Only owners may complete form.
 7. **Common Laundry Hours** are 7 am to 11 pm **ONLY.**

GET THE APP!

Sign up at the City Property Management website first and then download the APP. It is that easy to stay connected ON THE GO !

1. Pay Assessments
2. Report Maintenance Issues
3. View HOA Documents - CCRs, Governing Documents, Bylaws
4. Get Board meeting announcements and Board meeting minutes
5. Complete and track Architectural Requests

6. Receive Community Alerts
ALL AT YOUR FINGERTIPS!

**GET the City Property
Phone APP too today!**

CITYlink HOA APP 2.0

NOW YOU CAN PAY ASSESSMENTS
REPORT MAINTENANCE ISSUES
GPS PROBLEM LOCATOR
REPORT LOST PETS
TAKE ADVANTAGE OF REMOTE VOTING
VIEW HOA DOCUMENTS
REVIEW ACCOUNT HISTORIES
TRACK ARCHITECTURAL REQUESTS
RECEIVE COMMUNITY ALERTS

DOWNLOAD IT TODAY



FIND OUT MORE AT CITYPROPERTY.COM

**NEXT SOLARIS OPEN
BOARD MEETING
Open to Owners
June 11, 2019 at 5:30 PM
at the Solaris Clubhouse**

**BUILDING A STRONGER, BETTER
SOLARIS COMMUNITY**
