

**SOLARIS CONDOMINIUMS  
COMMUNITY NEWSLETTER**

**AUGUST 2019 V3**



**SEE WHAT'S HAPPENING AT SOLARIS!**



Dear Solaris Homeowners,

There are so many things happening at the Solaris Community! After several months of determining the maintenance needs of the community, getting bids, interviewing contractors and supply companies, we are finally able to set things in motion. If you have been on-site the last two weeks, you will have noticed all the activity.

Our pool deck has been repaired and looks great! Yes, the pool is open again! Thanks to those who patiently waited for the work to be done!

This week we have another crew on-site working on our fencing! As you know, the fence has many areas that are in disrepair and are rusting. The crew is working hard to reinforce the weakened areas and will be adding a nice coat of paint. It should be looking sharp by the end of the week!

The pedestrian gates will have new locks that will automatically lock when people pass through and close the gate. This will increase the security of the community. Residents can help with this effort by not propping the gates open for any reason and making sure the gate closes behind them. Be sure to provide children going to school with a gate key, so they can access the gates properly.

Next week, more work is being done! The Clubhouse pergola is the next project. The pergola will be re-attached to the Clubhouse, the beams painted and a corrugated covering will be placed. The covering will give added protection to the pergola as well as the Clubhouse doors. In addition, the Board has a dream to make the area around the Clubhouse an inviting place to relax. The covering is a part of that future plan.

Well, that is the latest and greatest, so far! Much more is in the works and we will keep you updated as the projects unfold and progress.

Sincerely, *Terry, Candice, & Michael*  
Solaris Board of Directors

**COMMUNITY PROJECTS OVERVIEW**

Of the many projects in progress at Solaris, some are simple maintenance, others are upgrades, and still others are major projects related to delayed or deferred maintenance.

Over the last few months, a great deal of time, energy and effort has gone into determining what needs to be done and how to do it. Considerable energy has been spent in finding the people and companies that are skilled and reliable. Negotiations have ensued to get the best possible price for the work being done. Materials are being sourced by the Solaris Board to decrease costs. Projects have been prioritized based on safety, condition, and cost. Financial scenarios have been worked and re-worked to determine the most feasible way to ensure funding and the financial stability of the community.

In this segment, we would like to update you on the depth and breadth of the community needs, the projected cost and the timeline for completion. Several items are being repaired now, with the expectation that additional funds will come in and they can be replaced properly within three to five years.

**Pool cool deck repair.** Restoration of entire deck is necessary, but the repairs will last three to four years. Repair cost: \$1155. Status: Complete.

**Clubhouse pergola reattachment and covering.** Materials are being sourced by Solaris which decreases cost considerably. A skilled craftsman will re-attach the pergola to the Clubhouse and put a covering on. Cost < \$1800. Status: Project underway.

**Clubhouse window panel replacement.** Damaged by wood boring insects, this cannot wait. Will be replaced with a non-wood product, and won't have to be replaced again. Materials are being sourced by the Solaris Board, so the project is cost-efficient. Cost not to exceed \$1800. Status: Will be done after pergola is complete.

**Wrought iron fence stabilization and painting.** The fencing is at end-of-life. The fence stabilization will hold for another three to five years, until the funds are secured for new fencing. Repair cost: ~\$3000. Status: In progress.

**Landing ceiling restoration and U-band trim removal and stucco repair and paint.** All the landing ceilings need a modification to prevent water damage. Some of the landing ceilings will have to be completely replaced secondary to advanced deterioration. Status: Materials being sourced by Solaris to decrease cost. Negotiations with several contractors and specialists are in progress, to determine how to best create a structurally sound and waterproof ceiling with the most cost-efficient method.

**Landscape grading and stem wall restoration.** Water does not flow away from the buildings adequately. Stem walls are deteriorating and need replacement. We are working on bids, and both these projects are timed for the fall. Cost: Bids still coming in.

**Trees! A Tree Inventory** will be completed with each tree being numbered and cataloged. This will become part of the Reserve Study, and be treated as an asset to the HOA. Some **Tree Removal** will be necessary to weed out trees that are no longer healthy. **Tree Trimming** is necessary as leaf debris on the roof is a problem. Debris is cleared regularly, but the trees need to come down to the level of the roof to mitigate roof damage. Status: Obtaining bids and consultations with specialists. Cost: Estimates are still coming in.

There are many more items that need attention, including but not limited to building trim removal and painting, re-sealing the asphalt of the parking lots, dumpster gates, pool fountain replacement, pool equipment cover, irrigation system replacement, community lighting, and updated community signage, to name a few. Some will require attention sooner, than later, and some will require funds to be built up before a permanent solution can be completed. The Board will keep you posted, as we go!

## OUR COMMUNITY ACTION OFFICER



### **Introducing Officer Matt Morgan, our Community Action Officer!**

From the Desert Horizon Precinct of the Phoenix Police Department, Officer Morgan offered his services to enhance the overall safety and security of the community.

If you feel there is someone on the property who does not belong, or if you see any activity that may warrant some investigation, Officer Morgan and his partner will be glad to come by and check things out. Any resident is free to call the non-emergency number for the Phoenix Police Department, or you may email Officer Morgan directly.

Phoenix Police Non-Emergency Number: 602-262-6151  
Officer Morgan's email: [matthew.morgan@phoenix.gov](mailto:matthew.morgan@phoenix.gov)

Of course, keep in mind that if someone is in danger, a crime is in progress, or there is a fire or medical emergency, call 911.

## COMPLIANCE CORNER



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

These 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 ensure it is a safe and happy experience for all!

### **DOING AC MAINTENANCE OR GETTING A NEW AIR CONDITIONER?**



Staying cool is a huge challenge this time of year. Air conditioners work extra hard during the monsoon! Many of the AC units in this community were originally installed when the condo conversion took place 13 years ago! Which means the AC units are **at end-of-life!**

**Before scheduling** AC unit maintenance, first file a Roof Access form which is available through City Homeowners Portal. It is important to maintain the integrity of our roofs. Knowing who, and when, someone will be on the roofs will assist the HOA keep the roof in good repair.

If a new AC unit needs to be installed, it will take a crane to get the unit on the roof, which poses a potential danger to your neighbors. City Property needs to know the who, what, why and whens of any new installation in order to ensure the safety of the community. Providing the Roof Access form will give them this information.

Please be aware,  
**City Property needs 48 hours** to process your request.

You can access the correct form on the Homeowner's Portal @ [homeowners.cityproperty.com](http://homeowners.cityproperty.com).



### **WATER HEATER ALERT!**

Preventing water damage, and the mold that can form, is of utmost importance!

Keeping alert to the potential causes of water leaks is the **Homeowner's responsibility.**

There have been several water heaters failing and some have leaked a considerable amount of water. Water damage is costly to the homeowner and can be costly to your downstairs neighbor, as well!

The scenario for the water heaters is the same as the AC units! Both were installed during the condo conversion 13 years ago and are also **at end-of-life!**

Keep alert to the condition of your water heater. Check the storage units regularly for leaks. An even better idea is to be proactive about replacing the unit **BEFORE** it fails or leaks.

Remember, when it is replaced, the water heater must be removed by the company you hire. The old unit **MAY NOT BE DISPOSED OF IN THE DUMPSTERS ON THE PROPERTY!**

In the event you do have a water leak, the first course of action is to **get your homeowners' insurance company involved.** They can help determine how to best manage the damage, especially if another unit is involved.

## POOL SAFETY AND COMPLIANCE

The Maricopa County Environmental Services Department performed a pool inspection this week, and found:

- "West gate latch was blocked with cardboard and tape, preventing it from functioning and causing the gate to not be self latching."

**BY LAW, all gates must be self-closing AND self-latching.**

**FAILURE TO COMPLY WITH THE CODE CAN RESULT IN OUR POOL BEING SHUT DOWN! MORE IMPORTANTLY, IT IS DANGEROUS FOR YOUNG CHILDREN!!**

**DO NOT PROP THE POOL GATES OPEN, AT ANY TIME, FOR ANY REASON !**



## CONTACTS AND RESIDENT RESOURCES

4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

602.437.4777  
[www.cityproperty.com](http://www.cityproperty.com)



**CITY**  
PROPERTY MANAGEMENT COMPANY

**Homeowners Portal:**  
[homeowners.cityproperty.com](http://homeowners.cityproperty.com)

**Office Hours:**  
Monday through Thursday  
8:00 AM - 5:00 PM  
Friday 8:00 AM - 3:00 PM May  
31st, 2019 through August  
30th, 2019

**After Hours Emergencies:** 602.437.4777 and Press 9



**Senior Community Manager:**  
Mark Breinig, CAAM, CMCA  
EXT 2156  
[mbreinig@cityproperty.com](mailto:mbreinig@cityproperty.com)



**Community Manager:**  
Robert Stein, CAAM, CMCA, LCAM  
EXT 2114  
[robert.stein@cityproperty.com](mailto:robert.stein@cityproperty.com)

**Community Assistant:**  
Gracie Cooper EXT 2170  
[gracie.cooper@cityproperty.com](mailto:gracie.cooper@cityproperty.com)

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

**Account Services/Collections:**  
Kristen Hoffman EXT 2458  
[kstock@cityproperty.com](mailto:kstock@cityproperty.com)

## ESPECIALLY FOR YOUR TENANTS!!

The **Solaris Condos Website** is designed especially for the residents of the community who are not homeowners. The website allows access to all community notices and updates, and provides access to the Solaris Homeowners Association Newsletter, as well as the CC&Rs. Empower your tenant to be an informed resident of the community!

The website link is: [solariscondos.com](http://solariscondos.com)

## SOLARIS COMMUNITY RULES & REGULATIONS



**ALL residents of the community are responsible to know and abide by these the CC&Rs! Get a copy! They are available from the following resources:**

**Solaris Condos website**

**here, or**

**[gracie.cooper@cityproperty.com](mailto:gracie.cooper@cityproperty.com)**

## THE NEXT SOLARIS OPEN BOARD MEETING

Tuesday, September 10, 2019  
5:30 PM

Solaris Clubhouse

**All owners are welcome to attend! See you there!**

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