

Casa Paloma 1, HOA
CasaPaloma1.org

I want to take a moment to reflect on what has been an eventful year for our HOA community. Our neighborhood continues to thrive, thanks to the commitment and camaraderie of each one of you.

This past year has brought significant changes to our HOA board. We have worked diligently to maintain and improve our community, navigating the challenges that inevitable come with change. We've seen neighbors and friends move on, which is always bitter sweet for those of us who have enjoyed their company. At the same time, we're excited to welcome new faces into our community who bring fresh perspectives and energy.

I would also like to extend my heartfelt thanks to those who serve on our board. Brian Dunnum, Vice President, has been a god sent. Organizing the database for our accounting service and leading the architectural review. His dedication has been invaluable. Our board secretary, David Messick, and treasurer Gia DeNigris, have both been crucial in keeping our operations running smoothly.

We do have an open board position that we plan to appoint someone to this fall. That person will run for election in February 2025. If you or someone you know is interested, please reach out----we're always eager to bring new voices to the table.

I would also like to give special thanks to a few others:

Ida Griffin who maintains our web site.

Lisa Clute oversees our HOA landscaping

Julie Nikolai leads our architectural review committee.

Our HOA would be nothing without all the volunteers and activities we have.

Just to mention some of them;

Sipping Shufflers

Ladies' Tea

Book Club

Potlucks and Holiday dinners

Decorations for our club house and our main entrance seasonally by dedicated volunteers.

Also new this year we are going to have a caravan of Christmas Spirit with our decorated golf carts around the HOA and then end up at the club house for a Holiday gathering with all our HOA friends.

All these functions are available for viewing on the web site: casapaloma1.org

Our monthly CP1 board meetings will be the second Tuesday of each month, with a time change to **10am.**

This last year we conducted a walking outdoor survey of our homes to see any homes that needed maintenance such as carport repairs or painting. Many of us received letters with compliance notification. I'm pleased to say that I've completed mine! A big thank you to our Architectural Committee for their hard work. They will complete the compliance review this fall and winter.

On the financial side, I'm happy to report that our HOA is in good standing. We have engaged a third party accounting firm to handle our finances. Our CPA has reviewed our year-end tax filing as a non-profit HOA.

Looking ahead, our agenda for the coming year includes some important decisions, such as the possibility of including garbage fees in our HOA dues, improving lighting for our flag at the guardhouse, addressing speeding concerns with the potential installation of a speed bump, and of course, filling our open board position as well as another that might become available next year. We'll also be reviewing our 2025 annual fee and budget.

Heading into the winter season I encourage everyone to stay involved and connected. Our community thrives on the participation and good will of its members. I look forward to another great year here in Green Valley and Casa Paloma 1

Ray U'Ren, President

Brian Dunnam, Vice President