

## Casa Paloma 1 HOA

Dear Casa Paloma One Homeowner:

I hope this letter finds you well. I'm sending out this letter at this time to update you on some changes within your HOA, Casa Paloma 1. Our president Ray U'Ren resigned at the last board meeting creating an opportunity to appoint a new person to the board. The new person is Jim Denton who resides in Green Valley year round. Jim's back ground is in banking. With this new appointment we rearranged the officer duties. I became President, Jim is Vice President, Dick is a Member at Large, Gia remains treasurer and Diana remains Secretary. This information can also be found on the HOA website, [casapaloma1.org](http://casapaloma1.org)

In this letter I've listed the many social activities the HOA puts on. I also want to update you on some things the Board is looking at changing/doing. On the back of this letter is the information the HOA maintains on its homeowners, we use this information only for communicating with the homeowners. (It is not given to anyone). Please let Diana know of any changes or additions. We are missing some phone numbers and E-mail addresses.

This year we are requesting people to vote through the internet, you will receive an e-mail in January with the pertinent information. If we don't have an e-mail address you will be asked to vote by paper ballot which we will manually put into the voting system.

We will also urge people to pay their dues via an e-mail you will receive from our bookkeeper. This is the easiest and most effective way for us and our bookkeeper to handle payments (can you imagine if TEP requested all their customers to make cash payment at their office)

HOA dues will increase \$25 for 2026.

Since the HOA owns the parking spaces around the clubhouse. The HOA is considered putting a yard barn in one of the parking spaces to make it easier to store potluck materials.

We are looking into putting an LED sign board on the guard shack to aid in announcing upcoming events however, the guard shack does not have electricity so we're looking at options to get electricity to the guard shack.

We have an approved a few walkways in the HOA, if you have a walkway that crosses HOA property it is your responsibility to maintain that walkway. The HOA reserves right to remove the walkway if it is not maintained properly. Right now all walk walkways on common ground are in compliance.

Our garbage carrier of choice is Titan. We like Titan because they have smaller trucks so they don't damage our roads, also the operators are very, very friendly. They do ask that if you put out cactus, please put them out in a cardboard box. Also, any liquid you put in should be dried otherwise they end up leaking on our roads.

The annual architectural review will happen sometime in December.

As you can see your volunteer board is busy making CP1 a great place to live and to maintain property values.

Sincerely



Brian Dunnum, President Casa Paloma 1