

# MADERA VISTA QUARTERLY NEWSLETTER

## (1st QUARTER)

- Hey folks, I hope all of you are safe and enjoying our nice winter. Just a few things to keep you up to date on the happenings in and around Madera Vista.

- We had a successful Annual meeting this week with about 60% of our residents voting for new directors. Bill Hackbarth and Hal Harrison were re-elected. Bill will go from being the Vice President to a Director and Hal will remain in his current position. Bob Kok is your new Vice President. Thanks to all who participated in the voting process.

- COVID, we've had a handful of residents that have come down with COVID over the past month or so. Please be safe and follow all the guidelines established by the authorities. We had to cancel our Valentines party due to COVID. Our next social is scheduled for May 2022, hopefully this one will go as scheduled

-This summer (1 July 2022) we will be changing trash companies. We are going to go with Titan. They have smaller trucks and provide better service. You don't need to use their trash bins; you can use one from Home Depot if you choose to. If you have more trash that won't fit in the bins no problem, they will pick up your bags. They are going to provide a once-a-year bulk pick-up. Just drag your old couch to the curb and they will pick it up. They also don't have any start up fees, (I know this makes you snow birds happy). Also, for part timers please get with a neighbor or friend so they can have access to the Waste Management bins for pick up. If you have a gate in your backyard, just put them back there and we'll make sure they get out to the street.

- House sales have been quick and have increased in price significantly. Last year we saw 5 townhouses change hands for an average price of \$220,720 compared to \$186,000 in 2020 with 6 sales. So far this year there have been 2 homes that closed with an average price of \$253,250 up from \$220,720 in 2021 and we currently have 1 under contract and another one for sale.

- We will be sealing our roads this spring. Fliers will be delivered to each resident asking you to not park on the roads during this time. Please adhere to this so we can accomplish this task without any delays.

- As we move forward, we will be doing more of our correspondence on line at our web site; [www.madervistatownhouses.com](http://www.madervistatownhouses.com). All of our financials, meeting minutes, governing documents, etc. are all on the site. If you haven't checked it out, I invite you to do so. It will answer a lot of questions you might have concerning our community. So, please check the site out periodically to see what's happening in our neighborhood. Also, as I start sending out more and more emails, please make it policy at home to check your "junk" mail if they don't come to your normal inbox. My emails will come from Madera Vista not Ken Warden. If for some reason you do not receive this newsletter, you can also read them on the website.

- To all of those who have paid their HOA dues, Thank You. For those that still need to pay please do so by 03/15/2022 to prevent a fine. There will be a \$20 fine for each month the dues are late.

- I would also like to thank you for being such good neighbors. Our HOA is one of the best in Green Valley. Believe me, I attend a lot of other meetings with other HOAs, I hear of a lot of issues that we don't have. I attribute this to our residents. So, thank you.

- Our next HOA meeting is scheduled for 3/17/2022 at 9am in the Madera Vista Club House. We have moved our meetings to the 3rd Thursday of the month to accommodate some of the board members. All residents are welcome to attend.

- Something to ponder: Why do "fat chance and slim chance" mean the same thing?