

# MADERA VISTA QUARTERLY NEWSLETTER

## (4th QUARTER)

- Hey folks, I hope you had a happy holiday season. Just a few things to keep you up to date on the happenings in and around Madera Vista. Things are starting to get busy here. GVR has opened fully and we are now allowed to schedule socials and parties. However, on Friday, January 7, the Board of Directors of GVR will convene a Special Meeting. Under discussion: GVR's position regarding face coverings relative to Pima County Resolution #2021-87 requiring masks indoors unless social distancing can be maintained, and Arizona House Bill 2770 prohibiting governments from forcing businesses to comply with mask mandates. We should know whether we will have to wear masks in GVR facilities here soon.

- 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 Christmas party due to COVID.

- The board of directors have decided to change trash removal companies. Our current contract with Waste Management expires on 7/1/22. We met with the CEO of Titan Recycle and Trash Removal. They offer so much more than Waste Management. For example:

- In an effort to save our roads, their trucks are a lot smaller

- You may use your own container or they will provide one for you

- If you have more trash than you are able to fit in your can, that's OK they will pick that up as well if you place it in a bag(s).

- They will do a one time a year "bulk pick-up"

- No start up fees, all this for \$51 a quarter

- By now you have probably received the notification of our annual meeting, HOA dues invoice and a paper ballot to vote for a few board of directors. If you have not received this packet yet its on the way. The Annual Meeting of the Madera Vista Homeowners Association will be held at: Madera Vista Recreation Room, 440 S Camino del Portillo, Green Valley, AZ at 10:00 AM on Thursday February 24, 2022 for the following purposes:

1. To elect two (2) to the Board of Directors for three year terms. A mail-in ballot is enclosed. Please complete your ballot and mail it back to Madera Vista Townhouses, P.O. Box 1166, Green Valley AZ 85622, or you can hand deliver it to Ken Warden at 362 S. Avenida de las Sabinas. You can also vote on line on our website at [www.maderavistatownhouses.com](http://www.maderavistatownhouses.com) (as many of you did last year). Click on the vote button then fill out the ballot then click on submit, it's that easy. If you would like to add your name to the ballot just let Ken Warden know at 520.444.5592 and I'll add your name to the ballot. Because proxy votes are no longer legal for Arizona homeowners' associations, it is important that you submit votes individually or on line. Please do this before February 10, 2022. If you wish, you may bring your ballot to the Annual

Meeting and it will be included in the tabulation. There was a “typo” on the paper ballot with the website address. Please use the website address above to vote on-line.

2. To receive annual activity reports of the Madera Vista Board of Directors and Committees.
  3. To transact such other matters as may properly come before the meeting.
- Also, enclosed is your dues statement for 2022. Please follow the directions on the sheet and mail your dues to Madera Vista Townhouses, PO Box 1166, Green Valley AZ 85622 or you can hand deliver to Ken Warden at 362 S. Avenida de las Sabinas no later than 3/15/2022. Please pay on time to avoid a \$20 fine per month for every month your payment is late. Thanks in advance for your promptness.

- As we move forward, we will be doing more of our correspondence on line at our web site at [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.

- We had 5 homes in Madera Vista sell last year and we have 2 under contract that are closing this month. Good news if you plan on selling yours. The average selling price is \$220,720 at about \$161 per square foot.

- Our next social event is scheduled for 2/12/22 at the Madera Vista Club House. This will be at 3-6pm. Main course will be provided by the HOA. More to come soon.

- Our next HOA meeting is scheduled for 1/20/2022 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: At a movie theater, which arm rest is yours?