

May 2022 Madera Vista HOA Newsletter

It is that time of year. The migration has started. For those of you returning home, we hope your Green Valley time was active, enjoyable, and fulfilling. Some reminders for the “part-timers”: to help in securing your house do the following: check thermostats, AC, put any pantry food into SEALED containers, check irrigation systems, and make sure someone has a key... See you again in the Fall.

TRASH

As you're aware, we are coming up on our trash transfer. You should have received the welcome letter from Titan sent by me. Please follow the directions on the letter so we can have a smooth transition. Once you get this letter you will need to call or email them to activate your account and tell them what size bins you want if any, remember you can use whatever bins you choose. Snow birds, call and put your account on hold, then you can order bins once you get back.

Full Timers - Your last trash pickup with Waste Management will be on 6/28/2022. Sometime before that, Waste Management will contact me with the date to pick up your bins. If you do not return Waste Management's bins, they will charge you \$85 per bin. Once I get this date, I will let you know.

Part Timers - As I stated before, you can call Waste Management now to cancel your service and also schedule a pickup date for your bins. **YOU MUST REQUEST TO GET A REFUND FOR THE AMOUNT YOU OVERPAID FROM THE TIME YOU CANCELLED YOUR SERVICE. YOU CAN EXPECT TO GET THIS REFUND IN ABOUT 6 WEEKS.** If you can't be here when the pickup date occurs, please let someone in the neighborhood know so they can get your bins to the street for pickup. This has been working very well on my side of Emilia. If you need someone to put your cans out just let me know.

Everyone - Remember, if you use their bins there will be a onetime fee of \$35 per bin. You do not have to use their bins; you can use your own if you choose to. There may be a time where you will have 4 different bins until Waste Management picks theirs up. Our first pickup with Titan will be on Thursday 7/7/2022.

Waste Management's Phone Number: 520-744-2600

Titans Phone Number: 520-382-1009

Titans Email: amanda@titantrash.biz (best way to contact them)

PARAPET WALLS:

Recently, the Madera Vista Board of Directors was made aware of some of our residents' issues with their homes' parapet walls (outer walls that extend higher than the roof line) showing signs of peeling and/or flaking paint or stucco. Our CC&Rs regarding maintenance of exteriors are as stated below:

Section 8.2 Exterior Maintenance. All exterior maintenance of Dwelling, Units, except windows, wrought iron grillwork, exterior equipment, roofs, and enclosed patio areas, will be performed by the Association as needed after the Board has made a determination that such work is necessary, as provided in the Rules. The Association is responsible for the maintenance of the Common Areas.

8.2.1 In adopting rules and guidelines for maintenance, the Board will attempt to maintain a standard that reflects a high pride of ownership in the neighborhood. The term "exterior maintenance", as used in this Section 8.2 means is limited to painting the exterior surfaces and the usual and incidental scraping and surface preparation in connection therewith.

After obtaining the advice of the Madera Vista attorney regarding painting of residences, the Board clearly understands and concluded by vote and approval of the following on May 19, 2022:

- If the stucco on the exterior of a residence fails, it is the owner's responsibility to repair the stucco and repaint all surfaces.
- If the exterior paint fails, it is the responsibility of the paint contractor hired by the Association to make the necessary repairs.
- The owner of the residence must contact the Board prior to conducting any repairs in accordance with Madera Vista Architectural rules, at which time an independent contractor will inspect any damaged areas to determine liability.

Please feel free to contact the Board with any questions or comments.

UPCOMING SOCIAL:

Our next social is to celebrate Memorial Day and is scheduled for 5/28/2022 has been cancelled for a few reasons: first, we only had 3 residents respond about attending, second, our entire social committee is out of pocket. I asked for volunteers a week or so ago and only one person responded.

HOUSE SALES:

Home sales in Madera Vista have been good and going fast. Most have sold in one day. So far this year we've had 4 homes sell and another one is still pending. The average price per home sold is \$255,250 that is about \$187 a square foot. There are 2 others pending and should close at the end of May 22.

STREETS:

Our roads are going to be seal coated on 6/2/22 from 7am to 7am on 6/3/22, You will not be able to drive or park on these roads during this time frame. You will need to park by the bridge on Portillo or on West Emilia. Our HOA owns all roads East of Portillo and the "eye brow" and Caborca on the West side of Portillo. The contractor will be putting fliers at each residence with instructions. Please adhere to these instructions so we don't have any issues with this work. The contractor will tow your vehicle if you are parked on one of these roads at your expense. Thanks in advance for your help.

NEXT MEETING:

Our next HOA meeting is scheduled for 9/15/2022 at 9am in the Madera Vista Clubhouse. Hope to see you there.

OTHER STUFF:

Well, we are getting another fast-food restaurant behind the Circle K by Walmart. EEGEES will be opening soon and should be up and running by the time you "snow birds" return. Man is Sahuarita growing. New homes are going up every day south of the Sahuarita Hospital. Pretty soon there won't be any room left to build on. Hopefully some other "creature comforts" will be coming this way as well. Also, I get asked all the time how many of our residents are snow birds. I did a scientific count today. I drove the neighborhood and counted trash cans. I counted 60. So about 40% of our residents are snow birds, give or take.

THANKS:

I would personally like to thank everyone that volunteers to help make our community better. Whether it's being on the board, raising and lowering our flags, being on the social committee, and putting up our Christmas decorations each year. Your work for this neighborhood is greatly appreciated. Speaking of volunteering, we need some help on the social committee. If you are interested just give me a call at 520.444.5592.

SOMETHING TO PONDER:

"Remember when we were little and had underwear with the days of the week on them? Yeah, those would be helpful right now"