



Belcorte HOMEOWNERS ASSOCIATION

All Board of Directors meetings are **OPEN MEETINGS** and will be held at East Side City Hall, 7575 E Speedway Room A. All board meetings begin at 7:00 pm.

- ❖ March 14th, 2017
- ❖ June 13th, 2017
- ❖ September 12th, 2017
- ❖ November 7th, 2017

JANUARY NEWSLETTER

2017

President's message:

As we begin a new year, I want to thank the board members who left the Board last year. Linda Laux, Luke Johnson, Harold Gregorich and John Seck all contributed to the improvements and maintenance that keep Belcorte looking good. We now welcome two new members: Kate Manns and Mike Streed who will both serve as members-at-large. Jason Cook, who has given many years of service to the Board will be Vice-President and Victoria Englert who joined us last year will continue to be the Treasurer. Please contact any of the current board if you have suggestions or concerns.

We are seeking interested residents to help us with two new committees. One of the capital expenditures for 2017 is to replace our aging and outdated pony wall lights. We want to replace them with lights that will provide better lighting for safety and security. If you would like to help find the best replacement lights, please let a Board member or Pinehurst Properties know of your interest.

We need a pool committee for the upcoming pool season. We do not have janitorial service so the folks who use the pool understand the need for someone to clean the bathrooms, empty debris from baskets around the pool, occasionally hose off around the tables and chairs and make sure the garbage cans are put out on Thursdays. Last year, these chores were done primarily by Wicky Seck. We thank her for her diligent efforts to keep the pool area nice. It seems reasonable that the ones who use the pool should make up this committee to help keep the pool area nice for their own use. Again, let one of us know if you want to help.

You have probably noticed that we have over 50 homes that have been re-painted in the last two years. Many residents have also enhanced the look of their front yards. All of these positive changes help make Belcorte a community where others want to live. Walking my dog, last week, I was stopped by a couple driving by who wanted to know if there were any homes for sale since they really liked the look of the homes.

The Board has approved a Reserve Study on the Belcorte property and assets to be done. Further information on rationale about a reserve study will be found in this newsletter.

Cheers for a wonderful new year!

Diana Iglesias

FINANCIALS AS OF DECEMBER 31, 2016

Operating Acct: \$14,267.85

Reserve Acct: \$43,447.19

Current Asset Total: \$57,709.04

WELCOME BELCORTE 2017 BOARD MEMBERS!

- Diana Iglesias – President
- Jason Cook – Vice President
- Victoria Englert – Treasurer
- Michael Streed – Member at Large
- Katherine Manns – Member at Large



"Life is like riding a bicycle. To keep your balance you must keep moving."

Albert Einstein
Letter to his son Eduard (Feb. 5, 1930)

What is a Reserve Study and should a Homeowner Association have one?

A reserve study is a long –term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration. The reserve study consists of the physical analysis and the financial analysis. This document is prepared by an outside independent consultant firm and assists the Board of Directors in planning and is a valuable tool. The purpose of a reserve study is to give those overseeing the maintenance of the property a better idea of what major expenses to expect and an educated estimate of when these expenses will occur. With this knowledge, the homeowners’ association board can create a budget and have sufficient funds available to perform maintenance as needed. Deferred maintenance is costly over time and is also a breach of the association board of directors’ duties. When an association looks forward and is prepared everyone benefits and home values continue to rise.

Pinehurst Properties, Inc.

520-298-2146

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Trudy Rahn, HOA Administrator
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Send us your email address to help Belcorte GO GREEN & Save Money!

HOA Documents and Financial info available upon request!





Belcorte HOMEOWNERS ASSOCIATION

All Board of Directors meetings are **OPEN MEETINGS** and will be held at East Side City Hall, 7575 E Speedway Room A

The next meeting is:
September 12th, 2017

All meetings begin at 7:00 PM

SUMMER NEWSLETTER

2017

President's Message

Dear Belcorte Residents:

I would like to share an interesting website with you. It's called Next Door Speedway/Pantano and is a useful site for those of us who live on the Eastside. You will find information there about such things as lost animals, recommendations for different home services like plumbing or landscaping, items for sale, and what's happening in neighborhoods near Belcorte. They also post the times for "Coffee with a Cop". You can add the website by going to <https://nextdoor.com/neighborhood/speedwaypantano-tucson-az/>

For those of you who use the pool, may I remind you that we have no janitorial service there. It is up to the folks who frequent the pool to help keep the area clean by disposing of all trash. The furniture should be placed out of the sun after use and the bathroom needs to be wiped down from time to time. It would also be very helpful if someone would put the pool trash cans out by the curb on Wednesday afternoon or evening. Please do not let children/grandchildren throw anything in the pool like small stones. It's not fair to leave the clean-up for just one or two people to always do. Your cooperation will help to keep the pool area pleasant for all.

Remember to keep your vehicle and doors locked to keep your property safe. Unfortunately, summer seems to bring out those who are looking for an opportunity to take something that does not belong to them. Next Door Speedway has recently mentioned several homes just east of Belcorte that have had problems with someone getting into unlocked cars or homes and taking things that are easy to sell. We all know the old adage--better safe than sorry.

Wishing everyone a happy and safe summer!

Diana Iglesias



FINANCIALS AS OF MAY 31, 2017

Operating Acct: **\$16,669.09**

Reserve Acct: **\$45,334.00**

Current Asset Total: \$62,003.09

Note from City of Tucson:
Greetings,

The City of Tucson recently adopted Tucson City Code (not state traffic law) #20-160, an ordinance requiring hands free operation of hand-held cell phone and portable electronic devices, but we ran into couple of issues and TPD officers should not yet be citing anyone for this offense. Keep in mind city code violations are only enforceable within the city limits.

Pima County adopted a county specific similar ordinance that went into effect June 1st. However, the county ordinance is a primary offense, which means a deputy may stop a motorist after observing a violation of this law, where the city ordinance requires observation of a separate primary offense before a stop may be initiated by TPD, such as speeding, expired registration, etc.

Here is where it gets tricky. Since the entire city of Tucson lies within Pima County, and the county ordinance is in effect, a deputy may stop and cite someone in the city for the county hands free violation even though TPD may not.

I hope this answers your questions. If not, feel free to let me know. Thank you.

Lt. Frank Greene
Tucson Police Department
Operations Division East
520-837-7152



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Welfare Check

TPD Non-emergency Number 791-6813

Belcorte has many elderly folks living still living independently. This weekend we experienced a change in behavior for an elderly gentleman who kept to himself but lived in Belcorte for many years. Neighbors tried knocking on the door and ringing the doorbell and his phone number was not in service.

Tucson Police Dept. non-emergency number was called and was asked to perform a "Welfare Check" on the gentleman. When police arrived, they checked all the hospitals to see if he had been taken to one of the hospitals. After confirmation he was not in a hospital, the police went around the perimeter of the home to try to gain access before they forced an entry.

Police found the person deceased.

It is important that if you have an elderly person living on your street, take the time to introduce yourself and get their information. If you put yourself in their shoes, what would you want done for you?

Neighbors:

Stay alert to any changes that might indicate a problem with an aging neighbor. Are newspapers piling up on the porch? Are treasured animals losing weight or uncared for? Is there a significant, negative change in the person's routine?

If you become concerned, take over and knock on the door. Many people do not make this step because they don't want to intrude. Law enforcement and social service agencies cannot be everywhere. Your help is needed and may be easier for the person to accept than help from an agency or law enforcement.

Listen and offer your support. <https://www.pcoa.org/>

Get help from Adult Protective Services if you are concerned an adult may be self-neglecting.

Call 911 if the person needs immediate medical attention or is in danger of immediate harm.

December 11, 2017

Dear Belcorte Neighbors,

The Community Association has updated the scope of insurance coverage effective on the renewal date of December 16, 2017. Farmers Insurance continues as the insurer for the Association. Farmers Insurance is one of the largest insurance providers in the U.S. The Association policy contains coverage for property, general liability, directors & officers liability, environmental impairment liability and fidelity.

The association insurance insures each of the residential building for the ENTIRE structure, to include the interior of EACH unit with improvements.

NOTE: To be insured properly, it is recommended that each unit owner procure insurance called a Condo/Townhouse or HO-6 insurance policy. When updating your insurance, it is recommended in addition to the Condo/Townhouse HO-6 policy, you should also include the following coverage:

- Personal Contents
- Personal Liability
- Loss of Use
- Loss of Rents (In case you rent your property)
- Loss Assessment

In addition, we have included the following documents:

- Association – Certificates of Insurance for Property and Liability

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