

# February 26, 2019 Newsletter

Good Morning Belcorte Homeowner

First let me introduce myself, I am Mike Streed your new HOA President. At the January meeting the new board nominated me and I accepted this new role. Little did I know what awaited me.

The first email I received was from our management company Pinehurst Properties giving us a 28 day notice of termination. This was not entirely unexpected as Pinehurst Properties has done this before and the relationship while intact since 2005 has been frayed in recent years.

Your board met immediately and decided to accept the letter and move forward to retain a new management company a process we are involved in currently. Several emergency board meetings have already taken place and it is likely there will be at least two more. Minutes are being kept by John Seck, our new Secretary and will be available at the March meeting.

Harold Gregorich has been invaluable to me researching the issues that have confronted us. He has been careful regarding procedures and contracts to avoid pitfalls as they have risen. I thank him for his support. Also the board members all have been very helpful and supportive through this ordeal.

We have interviewed three management companies. Cadden Management, Associated Management (AAM) and Mission Management. At our last meeting we voted to accept the offer of Mission Management.

One of the deciding criteria turned out to be the similarity of monthly cost to the HOA and similar dues collection that we already have in place. Be alert to new announcements and especially the likelihood of PO Box number changes for dues collections.

Well, that is one heck of an introductory letter but we expect this will soon be behind us. Plans for maintenance and improvements are on the back burner for the time being for obvious reasons but those matters will be addressed shortly when the dust settles.

Mike Streed  
Belcorte HOA

# Belcorte HOA Newsletter, May 2019

There is a lot of reading here, but we want you to know what your board will be working on for the summer.

**Little Free Lending library** - We now have a free lending library at the pool. Feel free to borrow some books as well as contribute some of your previous reads to the lending library. Have a wonderful read this summer. Thanks to Harold Gregorich for his ideas and colorful construction.

**Outgoing mail:** Due to some recent thefts from the outgoing mail slot on some of the mailboxes, we encourage you to **Do Not Put checks or payments in the Outgoing mail slot**. Instead, put your outgoing mail at a 45-degree angle, postage facing street, in your regular mailbox. We do have two secure mailboxes and four remain to get replaced. Paul Spencer works consistently on this.

**We are forming a master plan or a 5-year plan for the Landscape Committee.** This includes general landscaping, trees, irrigation, as well as developing a plan for the Belcorte wall bordering Summertree. Possibilities for the wall would be sections for desert plants, shrubbery, maybe some berms and boulders, some flowering plants, etc. Would you like to be either on the committee or at least consider being an advisory group to the committee? John Seck is heading up this committee.

**Handicap access to the pool:** The board will check into getting a sidewalk from the street to the sidewalk entering to the pool gate. There is already an access for a handicap approach at the street.

**Bees:** If you have a bee problem, there is a link in the website for assistance.

**Painting for garage doors:** Due to the great variety of shades from weathering and tints on garage doors, the board is making an effort to get greater uniformity in the approved colors.

So, before you paint, **you must now use the Architectural Request Form** available on the website: [belcorte.com](http://belcorte.com).

We are requesting that you **use Dunn and Edwards paint** because the tint of each supplier is different. (exp. Home Depot, Sherman Williams).

We have reviewed the paint issues with Dunn and Edward's paint specialists at their store and with their liaison in a walk around Belcorte.

For the best appearance: It is suggested that you use the flat **for the exterior of the house. For the garage doors it is suggested that you use the "eggshell" finish.** This is better for the darker colors, is not too glossy nor does it look faded so quickly as does the flat.

Regarding the quality level, **the Spartashield will give the best results for the best price.** The cost is approximately \$30.00 for a gallon.

Dunn & Edwards has the paint colors and tints on their Belcorte business page with note also of the Belcorte discount.

**Note:** These above suggestions are to give the homeowner the best value and reduce the frequency of painting garage doors. They save money!

**Request for the use of the pool area for a private party:** Posted at the pool and on the website is an updated request for pool use. You can download the form from the website and give a deposit of \$25.00 to one of the pool committee members - Wicky Seck and Harold Gregorich. You also need to post at the pool about its private use at least two days ahead of time specifying the date and time for the party.

## **POOL REPORT**

Maintenance of our pool has improved considerably since the return of E-Konomy as our pool service company. We do have a major issue with Desert Willow blossoms. The integrity of the water is excellent but the amount of chlorine it takes to maintain is an issue.

They suggest either increase our efforts to clear the blossoms or increase the number of days they clean which would in turn increase our pool cleaning costs significantly. With this in mind, the board in an action taken without a meeting voted unanimously to remove the offending Desert Willows around the pool. The willows will be replaced with a selection of Arizona pool friendly and drought tolerant plantings.

**Pool reminder;** Please make sure the pool gate is locked when you leave.

## Financials through April 30<sup>th</sup>, 2019

Operating Account	\$13,209.48
Reserve Account	\$15,373.44
CD - Alliance (6/23/19)	\$10,303.04
CD - Alliance (8/13/19)	<u>\$15,392.13</u>
Total Assets	<b>\$54,279.48</b>

Board of Directors, Belcorte Homeowners Association

**We are using the web page frequently for minute drafts, the newsletter, documents, etc. [belcorte.com](http://belcorte.com)**

To contact the board: [hoaboard@belcorte.com](mailto:hoaboard@belcorte.com)

Our management: Sue Logan: [Suel@missionmanagement.biz](mailto:Suel@missionmanagement.biz)

**Our next quarterly meeting will be September 10th, 6:30 at Eastside City Hall.**

**AUTUMN HOA NEWSLETTER FROM BELCORTE  
TO GET YOUR INPUT AND KEEP YOU INFORMED  
Belcorte.com**

**For all the following items, let us know your response by emailing us  
at  
[HOAboard@belcorte.com](mailto:HOAboard@belcorte.com)**

Remember that the minutes of meetings are posted on the website, along with CC&Rs, documents, guidelines on paint and garage door installation, etc.

**Quick notes:**

**Speed humps** have been approved by the Belcorte HOA residents and by the city administration. We are waiting for their installation.

After bids were received, **a sidewalk** will now be constructed on the east side of the pool from the street to the pool gate.

**Three dead pine trees** (liability, hazard) in the island at third street have been removed.

**All the irrigation** has been put in order with all plants receiving regular irrigation. Do inform us if you find leaks on your walks.

**The Little Free Library** on the East side of the pool fence is up and running again. It was not Monsoon proof and required a change in roof design. Hopefully the problem has been corrected.

**We would like your input: Gravel, boulders and plants along the wall.**

Two bids came in for gravel, boulders and plants along the apartment complex wall from Pantano to 3rd St. Some information is still needed from the contractors about what is covered. There is no irrigation on that side of the street so cactus or other very low water plants will be used. It would be cost prohibitive to install irrigation as well as give further irrigation to maintain.

The board also received a comprehensive review document from Complete Landscaping assessing our long term needs for trimming and removal of trees for the entire complex.

**There will be a meeting of the Landscape Committee meeting to consider these and other issues on Saturday, Oct 5th, 9:30am at the pool. Everyone is invited.**

### **We would like your input: How many rentals in Belcorte?**

An issue in the newspapers recently and in some discussion with residents, is the issue of rentals in HOAs. Currently we have about 20% rentals. If Belcorte wanted to change the CC&Rs about limiting rentals, making homes as AirB&Bs, etc., then we would need to hire an attorney to be sure all laws of the state are being followed. This would probably cost from \$3000 to \$5000, would need 75% approval of the residents (do the math) and require commitment of a committee to work on this for a year.

Some comments. The HOA already has guidelines and enforcements for property upkeep and therefore we don't need to be worried about number of rentals.

It would be difficult to get 75% approval on such a change.

If there were other updates to the CC&Rs, it could be done at this time with approval on each separate item whatever that might be.

The laws already prohibit using rentals as party weekend locations.

MMS/Sue - getting more information on current laws.

### **We would like your input: Daytime HOA Board meetings?**

A suggestion has been made about having daytime meetings of the Board instead of night time at 6:30pm.

Many of our residents are retired and do not want to drive at night.

Not everybody is retired, of course.

Maybe summer time meetings (June, Sept) could be at 6:30 and winter time (November, January, March) earlier like 1:00pm.

Would you come if the meeting was in the daytime?

**Let us know by emailing your response to [HOAboard@belcorte.com](mailto:HOAboard@belcorte.com)**

For your information:

**Election of new board members** takes place at the annual meeting in January. Two members will be up for re-election, Mike and Harold, and Rose Dittmar's position for one more year needs to be filled. Further information will be forthcoming at the November meeting.

<https://www.k9ofmine.com/dog-safe-weed-killers/>



## **5 Dog Safe Weed Killers [2019 Reviews] + Canine-Friendly Lawn Care! - k9ofmine.com**

Best Pet-Safe Weed Killers for Your Yard. Many of the most popular weed killers may be dangerous to dogs, but there are options available that shouldn't represent much of a threat at all (you still wouldn't want your pet to drink or bathe in them, but when used properly, they shouldn't be dangerous).

[www.k9ofmine.com](http://www.k9ofmine.com)

### **Carport to Garage Application**

[http://www.belcorte.com/acc\\_info/carport.pdf](http://www.belcorte.com/acc_info/carport.pdf)

### **Pool Party Request Form**

[http://www.belcorte.com/acc\\_info/Pool.pdf](http://www.belcorte.com/acc_info/Pool.pdf)

### **Meeting Minutes**

<http://www.belcorte.com/minutes/mm%209-10-19.pdf>

- H. For the purposes of this section, unless the context otherwise requires, "unit owner" means the seller of the condominium unit title and excludes any real estate salesperson or real estate broker who is licensed under title 32, chapter 20 and who is acting as a salesperson or broker, any escrow agent who is licensed under title 6, chapter 7 and who is acting as an escrow agent and also excludes a trustee of a deed of trust who is selling the property in a trustee's sale pursuant to chapter 6.1 of this title.

**§ 33-1260.01 • RENTAL PROPERTY; UNIT OWNER AND AGENT INFORMATION; FEE; DISCLOSURE**

- A. A unit owner may use the unit owner's unit as a rental property unless prohibited in the declaration and shall use it in accordance with the declaration's rental time period restrictions.
- B. A unit owner may designate in writing a third party to act as the unit owner's agent with respect to all association matters relating to the rental unit, except for voting in association elections and serving on the board of directors. The unit owner shall sign the written designation and shall provide a copy of the written designation to the association. On delivery of the written designation, the association is authorized to conduct all association business relating to the unit owner's rental unit through the designated agent. Any notice given by the association to a unit owner's designated agent on any matter relating to the unit owner's rental unit constitutes notice to the unit owner.
- C. Notwithstanding any provision in the condominium documents, on rental of a unit an association shall not require a unit owner or a unit owner's agent to disclose any information regarding a tenant other than the name and contact information for any adults occupying the unit, the time period of the lease, including the beginning and ending dates of the tenancy, and a description and the license plate numbers of the tenants' vehicles. If the condominium is an age restricted condominium, the unit owner, the unit owner's agent or the tenant shall show a government issued identification that bears a photograph and that confirms that the tenant meets the condominium's age restrictions or requirements.
- D. On request of an association or its managing agent for the disclosures prescribed in subsection C of this section, the managing agent or, if there is no managing agent, the association may charge a fee of not more than twenty-five dollars, which shall be paid within fifteen days after the postmarked request. The fee may be charged for each new tenancy for that unit but may not be charged for a renewal of a lease. Except for the fee permitted by this subsection and fees related to the use of recreational facilities, the association

or its managing agent shall not assess, levy or charge a fee or fine or otherwise impose a requirement on a unit owner's rental unit any differently than on an owner-occupied unit in the association.

- E. Notwithstanding any provision in the condominium documents, the association is prohibited from doing any of the following:
1. Requiring a unit owner to provide the association with a copy of the tenant's rental application, credit report, lease agreement or rental contract or other personal information except as prescribed by this section. This paragraph does not prohibit the association from acquiring a credit report on a person in an attempt to collect a debt.
  2. Requiring the tenant to sign a waiver or other document limiting the tenant's due process rights as a condition of the tenant's occupancy of the rental unit.
  3. Prohibiting or otherwise restricting a unit owner from serving on the board of directors based on the owner's not being an occupant of the unit.
  4. Imposing on a unit owner or managing agent any fee, assessment, penalty or other charge in an amount greater than fifteen dollars for incomplete or late information regarding the information requested pursuant to subsection C of this section
- F. Any attempt by an association to exceed the fee, assessment, penalty or other charge authorized by subsection D or E of this section voids the fee, assessment, penalty or other charge authorized by subsection D or E of this section. This section does not prevent an association from complying with the housing for older persons act of 1995 (P.L. 104-76; 109 Stat. 787).
- G. An owner may use a crime free addendum as part of a lease agreement. This section does not prohibit the owner's use of a crime free addendum.
- H. This section does not prohibit and an association may lawfully enforce a provision in the condominium documents that restricts the residency of persons who are required to be registered pursuant to § 13-3821 and who are classified as level two or level three offenders.
- I. An owner of rental property shall abate criminal activity as authorized in § 12-991.

**§ 33-1261 • FLAG DISPLAY; FOR SALE, RENT OR LEASE SIGNS; POLITICAL SIGNS AND ACTIVITIES; APPLICABILITY**

- A. Notwithstanding any provision in the condominium documents, an association shall not prohibit the outdoor display of any of the following: