

SPRING NEWSLETTER FROM BELCORTE 3-17-20

Following are some news notes.

The minutes of the meetings of the Board are posted on the website, www.belcorte.com. Also on the website are our governing documents, guidelines, etc.. Send emails to belcortehoa@gmail.com for quick responses to your concerns.

For MMS concerns, customerservie@missionmanagement.biz.

The Landscape committee has had three meetings. One of the results was the need to complete the gravel etc. along the apartment wall. Hopefully by the time you get this newsletter, the additional boulders and some cactus along the apartment wall will be in process. This work just adds some finishing touches to our nice looking Belcorte.

A second task was getting some additional plantings, trees/shrubs, etc to enhance the area around the pool. For the moment, the new trees suggested by committee members are being put on hold - in part due to concerns about tree roots as well as other trees in Belcorte that will need to be trimmed and/or removed. We have spent between \$30- \$40,000 in tree trimming and removal the last several years and roots broke the water pipe by the pool; the city quickly helped to repair this. When the current bushes are growing this summer, perhaps we can revisit the kind of plantings that would add to the decor year around.

On this note, here are some general issues for homeowners. Trees are not recommended for the front of the house due to roots gradually breaking water lines by their sustained pressure. Roots have raised cement pads, cracked foundations and even raised someone's floor. Trees roots have also blocked sewer lines. Tree roots reached over to a neighbor's kitchen and bathroom sewer line (palm tree). Additionally be aware of tree branches, leaves and fruit extending over into the neighbor's property and on their structure. Be considerate and responsible.

Yard decorations in the front of the house are limited to pots - no plastic or other brik-a-brac. Plants are to be native low water use plants. Again check the website and your local nursery for plant suggestions. Check nurseries about size and roots before choosing a tree.

Garage door installations, colors, what can be stored in carports, parking on streets are all on the webpage. PLEASE NOTE THAT HOMEOWNERS NEED TO SUBMIT AN ARCHITECTURAL PLAN/FORM TO THE COMMITTEE for GARAGE DOORS AND HOUSE PAINTING, etc. Any addition such as a garage door also has to comply with city codes.

The pool building is due for some minor repairs and painting of the whole building. Maybe this will happen before April 1st and if not, it should take no more than two days according to the companies.

A coming project for the summer will be resurfacing of the tennis/pickle ball court. Bids are currently being sought.

To help the Board, be responsible and responsive, we asked for a training from Mission Management Services. Following is some of what we learned.

Mission management Service conducted a Board training on 3/9/20 at their offices. Roles of the management company and board were reviewed. MMS keeps up to date on AZ law changes regarding HOAs. Committees refer their plans to the board for the board to act on the recommendations. The quarterly Board meeting is a meeting of the Board with members attending and regular business votes can be taken. At a strictly Members Meeting, the purpose is to get input, general discussion on a topic but no votes can be taken. The Board can call for a Board Workshop to discuss some project but no votes can be taken.

Open meeting laws require that Board meetings, Members Meetings, and Board Workshops meetings have to be posted at least 48 hrs prior to the meeting. Posting on the website meets this requirement.

Finances: Major Capitol expenses (tennis court resurfacing, pool repair), come from reserves. Maintenance comes from operating expenses. Reserves are continuously being replenished.

Due to some concerns of homeowners, Harold will plan a ride with the MMS Belcorte inspectors for a better understanding of the application of the guidelines and CC&Rs.

The latest from Rhonda at MMS: MMS has hired a new manager starting 3/16/20. Her name is Christine Nason and she comes with over 6 years of experience in the HOA industry. Her email address is christine@missionmanagement.biz. We not only believe she will be an asset to MMS but to Belcorte as well. Welcome Christine!

Harold, and occasionally one of the others, attends a monthly luncheon sponsored by Goldschmidt and Shupe attorneys who deal with HOA's. We pick up ideas, how to avoid some difficulties of other HOAs, and keep aware of legal or law issues that will be coming. Many thanks, Harold.

Next HOA Board meeting is scheduled for June 9th, 1:30pm at our Eastside city hall. These are day meetings with the wish that more of Belcorte members attend.

Do use care about the corona virus, washing your hands, safe social distances, etc. Check on your neighbors to see if they might need assistance. We want all of us to remain healthy.

JAS

Belcorte Summer Newsletter

June 2020

June Meeting

Due to the Corona-19 pandemic, we are canceling the June 8th board meeting. City hall is not really suitable for safe distancing protocol. We had only one real agenda item and that was taken care of by a unanimous vote in lieu of a meeting to move forward on the tree removal contract. Our next meeting will be in September. If you have any major issues please contact Mission Management.

Pool

Our pool is due for Pima County Health's annual inspection. They are our Certification protocol. We cannot operate the pool without their approval. Although our sign up sheet is a royal pain in the toucas it will hopefully be the catalyst to get us approved. I'm getting feedback from the pool users that cutting back the periods from 1-1/2 hours to one hour will allow more empty slots making more swim periods available. If I do, you all would still be able to sign up for two hours back to back if one hour isn't enough.

We will need to continue the sign up protocol until inspection. Hopefully they will give us a better alternative than the sign up sheet. Thanks to John & Wiki who have done a yeoman's job with cleaning the deck and wiping down the bathroom, the tables and chairs, lounges and all entrance areas. We are all doing what we can to keep us open. Thank you all for your cooperation.

Trees

We're sure you have all seen the tree removal work on both Hayden & 3rd. We have removed two Palo Verdes that were just 2" off the wall and one on the 3rd St Island that was rotten. The Arizona Ash on the west side of the pool came down at the request of the city of Tucson. The roots were a major issue at the city meter and our master irrigation and pool valves. They repaired the leaks at no cost to us in return for removal of the tree.

Seven of the largest pines were removed for insurance purposes. The Micro burst that we had two years ago breached the wall in three places and cost our insurance company \$44,000. Our carrier at the time was going to raise our premium \$6,000/year. We avoided this increase by changing carriers.

The pines cannot be watered via our current irrigation system and there is a disease that is killing them throughout the city. Trimming cost almost as much as removal with no guarantee of how long they would survive in the future. We lost three large pines on the east island on third street last year in a very short period of time.

Our Landscape committee is moving forward on some kind of landscape restoration plan that will be drought tolerant and not threaten the integrity of the wall.

"The Board"

Pool/tennis court committee report: The pool has been outstanding this summer with so many of you enjoying it. That is great to see. Hopefully everyone who wants to swim has been able to do so. If not please contact one of the board members. We thank Harold, John and Wicky for keeping the pool area clean and sanitized daily. Tennis court: At last the repair and resurfacing of the tennis/pickle ball court is in motion, bids have been received and a decision has been made. Hopefully the work will take place this fall season. Due to the pandemic, the court hasn't had full use but we hope this changes soon.

Wicky

Landscaping Committee Report: It's hot. However, Jo Ann and John have made two circuits taking out weeds from bushes, trimming up some tree branches and cutting off dead leaves from cactus. We are gradually planning to do some new planting of bushes or shrubs, maybe even a few low growing trees. We did do some initial shopping for cactus at several cactus businesses. We would like to decorate some along the apartment wall. If you have any ideas, please contact us. Harold stays on top of the irrigation and the landscapers. This takes lots of his time. Overall I think Belcorte looks nice.

John

Recycle: We'd like to Thank Kate Mann for bringing Tucson recycle information to our attention. Joe Grimm has placed it on our website. Type Belcorte.com into your browser to access our website, click on "Links", click on Belcorte Homeowners Links and Technical Information, scroll down to "Recycling Coach APP", "Recycling What Goes Where" and "Recycling, City of Tucson". "Recycling when and where" will tell you how to recycle anything including things like batteries and electronics such as printers and computers, etc.

Additionally;

Rise Equipment Recycling Center is located at 1134 South Park Avenue just north of 22nd Street. The list of items they will recycle includes computers, TVs, cell phones, printers, cables, vacuum cleaners, microwaves, and lots more. They will refurbish what can be repaired and resold at a very low price to other non-profit agencies or individuals.

website: riseequipmentrecycling.org

Harold

September Homeowner's Meeting: As you may recall we canceled our June Homeowners meeting due to the Covid-19 Pandemic. Little has changed with the pandemic, so we will attempt our 1st "Zoom" meeting scheduled on September 8th. Mission Management will conduct the meeting from their offices. Time and instructions will be emailed prior to the meeting.

BELCORTE NOVEMBER NEWSLETTER

Next Meeting: Our next meeting on November 10th at 1:00PM will continue as a **Zoom** meeting. Our regular venue (Eastside City Hall) is still not available to the public. We will be sending you a reminder in advance. If you need clarification on any of the rules and regulations below, we can discuss them at this meeting. Budget and HOA fees will also be on the agenda.

Seasonal Pool Closing: The swimming pool will close for 2020 the season effective Monday October 25th. Night temperatures below 50 degrees can damage our heater. The Pool committee thanks you for your cooperation through a difficult season, hopefully things will be back to normal for the 2021 season.

Rules and Regulations: The board would like to bring your attention to a few of our Rules and Regulations. Best way to avoid compliance letters is to be cognizant of our rules. They are in existence to protect both yours and your neighbor's property values. We have highlighted some of the most important ones below.

Paint: Please file an Architectural form prior to painting your unit. Quality of paint, thickness of the coat, sheen, and direction your home faces are all part of keeping Belcorte's exterior appearance top notch. Mission Management and your board are here to help you with compliance.

Home Improvements: Improvements, alterations, repairs, painting, excavation, or other work done to the exterior appearances of any lot requires prior approval of the Architectural Review Committee (ARC) (CC&R, Section III, Section 3.06).

Yard Art: Yard art can become a real issue if we're not careful. Recently several owners have put in yard art not approved in our past practices. Yard art - ceramic decorations, shrines, carvings, etc. are not acceptable, unless a screen door hides these items. Of course, seasonal decorations such as Christmas and Halloween decorations are acceptable within limits.

Landscaping: All front and side yard landscaping shall conform to and be compatible with the desert landscape and support low water use plants. (CC&R Article IV, Section 4.04) There is a list of suggested plant choices on the Belcorte website. Please be cognizant of your neighbor and do not plant trees or shrubs that have invasive root systems.

Parking: Parking on the apron in front of your garage is a violation of City of Tucson code. It is a fire egress and emergency vehicle issue. You can be towed.

City of Tucson Code: Sec. 20-277. Stopping, standing or parking prohibited in specified places. It is unlawful to stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or to comply with law or directions of a police officer or traffic-control device, in any of the following places: On a sidewalk area. In front of a public or private driveway. (Ord. No. 9196, § 1, 1-25-99)

RVs and Trailers: Parking recreational vehicles, motor homes, campers, trailers, boats and similar vehicles is prohibited on all portions of the Properties, except that such vehicles may be parked on the driveway of an Owner's Lot for short periods of time (not to exceed 24 hours) for purposes of loading or unloading.

Motor Vehicles: Most units have space for only 2 parked vehicles. Inoperable and unregistered vehicles must be stored in an enclosed garage. (CC&R Article II, Section 2.16)

Guest Parking: There are limited spaces for guest parking. Parking in the guest parking area is not to exceed 72 hours. Violators will be towed at Owner's expense. Guest parking on the street is allowable for only up to 48 hours per Tucson City Ordinance.