



# COUNTRY TRACE

HOA Newsletter

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## LETTER FROM THE BOARD

The Country Trace HOA Board has had a productive 2022. There is genuine respect among Board members with each bringing a unique skill set and perspective to help manage and better our community. Every month sees the Board handling the myriad of issues related to landscape, irrigation, lighting, electrical, architectural requests and financial management.

The Board, in addition to this monthly management is also working diligently to improve and further the community. The Country Trace website has been dramatically improved both in terms of look and functionality thanks to Aaron Mueller's expertise and generous contribution of his time. The Board has also embarked on a common area beautification effort with the first phase being the fabrication and replacement of the older orange prairie light cylinder lenses with new opaque white lenses and LED bulbs offering a clean and updated look on all Country Trace corners. Your Board volunteered their time to install the new lighting in an effort to complete the task in the most cost-effective manner possible. As part of the effort, many of the old photocell timers and wiring have also been replaced.

Much time has also been spent planning for the future. Many of the corners are seeing deterioration of the sour orange hedges that are nearing the end of their useful lives. Every effort is currently being made to select an appropriate varietal to replace these hedges (trees) when necessary, on a case-by-case basis in the coming years. Future efforts will also be made to improve the look of the corners with updated signage and landscaping so that Country Trace can project an image that is in keeping with the dramatic increase in overall desirability and value that we have all enjoyed in recent years. The Board is also working through the social committee to try and deepen our community ties and friendships by planning block parties for 2023.

Your Board welcomes all comments and input and encourages residents to spend time on the website and join any committees where they feel a contribution can be made.

Thank you, Country Trace!



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## BOARD OF DIRECTORS

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PRESIDENT | Aaron Mueller  
VICE PRESIDENT | Paul Sheridan  
TREASURER | Rich Warren  
SECRETARY | Richard Morrell  
DIRECTOR | Adam Jaffe

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## OUTDOOR LIGHTING ETIQUETTE

CT homeowners know that front and backyard lighting can be a wonderful benefit to a homeowner. However, it's possible that your beautiful outdoor lights may unknowingly be a burden to your neighbors' use and enjoyment of their homes. Your outdoor lights may unintentionally beam into the line of sight of your neighbor's property, causing a nuisance.

**City of Phoenix:** The City of Phoenix has codified rules and regulations concerning Outdoor Lighting under Section 23-100 of the City Code. The purpose of the City's rule is "to create standards for outdoor lighting so that its use does not interfere with reasonable use and enjoyment of adjacent property, while also minimizing atmospheric light scattering."

**Solutions & Recommendations in compliance with the City of Phoenix Code:** We encourage CT homeowners to adjust your outdoor lighting, if necessary, so that your neighbors can have evening privacy. Below are a few ways homeowners can ensure their outdoor lighting is not a nuisance to their neighbor.

- **Low Voltage / Low Wattage Light Bulbs:** This is the preferred solution for outdoor lighting in both the front and backyard. Most outdoor landscaping lighting runs on 12-24VDC and uses LED or incandescent bulbs that are 10 watts or less. Landscape lighting provides soft light for illuminating trees, plants, walkways and more, that is typically not a nuisance to neighbors when positioned correctly.
- **Motion Sensors for High Voltage / High Wattage Lights:** Lighting that is typically greater than 40 watts and primarily used for security purposes should only be used in conjunction with a motion sensor that turns off after a short period of time. Many homeowners use these on the front and/or side of their property. Please ensure that these flood / security lights are not constantly on as it's highly likely that this light is glaring into your neighbor's front, side or back windows.
- **Timers for Backyard Lighting:** When it comes to backyard lighting, it is recommended that homeowners use a timer to ensure that your outdoor lights turn off at a reasonable hour, even when low voltage / low wattage lighting is in use. Front yard low voltage / low wattage landscape lighting may be left on if so desired by the homeowner.

We encourage Country Trace Homeowners to inspect their outdoor lighting and ensure that they are either low voltage / low wattage or have motion sensor capabilities as described above. This will eliminate and prevent lighting issues between our homeowners and demonstrate mutual respect for our neighbors' use and enjoyment of their homes.

If you need any guidance on adjustments/changes, please let us know and we will be happy to recommend reasonable solutions.

## DON'T FORGET TO VOTE!

The Country Trace HOA has two (2) board positions up for re-election this year. Elected candidates will serve a three (3) year term. Ballots have been included in this mailing. Ballots must be received by January 24, 2023, in order to be counted. A homeowner proxy form is also included if necessary.

## COMMUNITY BLOCK PARTY

The Country Trace HOA Social Committee is organizing a community block party. We are planning the "ROCK THE BLOCK" party for late February or early March and will feature live music by local cover band, 'GedaLifE'. This will be an opportunity to meet your neighbors and our HOA board members. Please stay tuned for more details as they are confirmed.

## FINANCIAL NEWS

The Board unanimously voted to increase the annual assessment from \$195 to \$205; the assessment is still payable in one billing. This decision was made after examining the short-term and long-term financial needs of the association. These funding needs include:

- Improving the corner aesthetics
- Return the decorative lights at NW corner 68th & Grandview to operational status
- Stucco repair and painting of the corner monument walls
- New signage
- Replacement of sour orange trees
- Replace faulty electrical junction boxes

Our current delinquent assessment balance is very low except for two (2) delinquent accounts. These two (2) accounts have been turned over to the HOA attorney for collection. The Board has selected a "Homeowner Pays" plan, which means that all legal fees incurred during the collection of the debt is passed on to the homeowner(s), meaning there are no out-of-pocket legal fees incurred by the association.



## LANDSCAPE NEWS

**"If light is in your heart, you will find your way home." - Rumi**

The first phase of updating our common area corners has been completed! All of our common area Association light fixtures have had their original deteriorated lenses replaced with an updated white version.

After significant research led by Board member and landscape committee chair Rich Warren, it was determined that custom fabrication was the most viable solution. Several vendors were considered and three prototypes were produced. These were closely evaluated by the landscape committee and Board members, and after much deliberation, a solid white lens with a low wattage LED light bulb was selected.



The Board offered homeowners the chance to purchase the same white lenses for those who have the same light fixture on their private property. Approximately 40 homeowners placed orders and the lenses were delivered to those homeowners in early December.

Ideally, all homeowners with the original fixtures on their private property will replace their lens with the updated white version. This will add to the cohesive appearance of our neighborhood, which in turn contributes to the positive perception of Country Trace and enhances our property values.

Because the lenses are custom fabricated, a bulk order is needed for the most economical price. If you missed the order deadline but would like to purchase a white lens, please send us a message using the form on the Country Trace HOA website (<https://countrytracehoa.com/contact-us/>) and you'll be added to the wait list for the next bulk order.

Additionally, the common area lights and landscape lights are controlled by a photocell system, which automatically turns off the lights during the daytime and turns on the lights during night-time hours. The existing ones were faulty and some corners had conditions where lights remained on during daytime hours. All (7) photocells were replaced in September, allowing for more efficient use of electricity.

## HOLIDAY FOOD DRIVE

By Marty and Kathi Mogalian

Thank you again Country Trace! You came through like champions. We collected just over 762 pounds of food items for the Paradise Valley Community Food Bank. We truly appreciate your helping out those in need.



**PV COMMUNITY**  
Food Bank





## COUNTRY TRACE REAL ESTATE NEWS

By Marty Mogalian

Happy Holidays to all! As we are approaching another end of year, this year in particular has seen many changes in the real estate market. As previously mentioned in the July newsletter, the first-half of 2022 saw a continuation of our hot market. Not only was this true in Country Trace, but in 85254 as well. My, how the market has changed!

- 3 of 4 sales in CT sold for above list price during Jan-June of this year.
- Only 1 CT sale took place in the 2nd-half of 2022 selling at 18% below list price.
- Currently 1 active listing in Country Trace priced at \$1,295,000 (54 days on market).
- Interest rate increased from 3% to above 7%. This has negatively impacted the number of Buyers looking to purchase a home at this time.
- Many homeowners are choosing not to sell at this time. One big reason is the higher interest rates compared to their current interest rate which impacts them on the buy side.
- Buyers such as Opendoor and Offerpad have cut back substantially with their purchases. They purchased too many homes at too high a price and are now taking their lumps selling well below what they paid which has impacted traditional sellers forcing them to lower their prices to compete.

I pay very close attention to the "Contract Ratio" (real estate data I refer to from "The Cromford Report" which is my go-to source of various local real estate data specifically for Realtors). The Contract Ratio is a daily snapshot taken of the current number of active listings and the current number of listings under contract by zip code. The ratio will show by zip code where demand is weak or strong in relation to supply. Currently, 85254 has a Contract Ratio of "60". A ratio of 30 - 60 is considered a Warm/Balanced market which we have not witnessed for some time.

## HOA DIGITAL COMMUNICATION SIGNUP

Make sure to Register on the **NEW** COUNTRY TRACE Website. This will ensure we have the most up-to-date contact information for all homeowners. Look for the box below at the bottom of every website page.

HOA Digital Communication Signup

Country Trace Homeowners – please complete the form below to ensure we have your contact information.  
The HOA Board will send all official communication by email and mail, including our newsletter.

First Name	Last Name	Lot	
Email		Phone	
Street Address	City	State	Zip Code

**SUBSCRIBE**

## ANNUAL MEETING

This year the Annual Meeting will be held virtually on Tuesday, January 24, 2023 at 6:30 PM. Please refer to the Country Trace HOA website for the ZOOM Meeting link. All community members are welcome to join.

## BOARD MEETINGS

Monthly Board Meetings are typically held on the 4th Monday or Tuesday of every month, but may change due to Holidays and Board Member availability. Please refer to the Country Trace HOA website for the most up-to-date board meeting information including ZOOM links. All community members are welcome to join.

## CONTACT INFORMATION

**MAILING ADDRESS:**  
Country Trace HOA  
P. O. Box 12001  
Scottsdale, AZ 85267

For more information or to submit questions / concerns go to:  
<https://countrytracehoa.com>