



COUNTRY TRACE

HOA Newsletter



KEEP IT UP COUNTRY TRACE!

By Paul Sheridan

The community of Country Trace and the 85254 zip code has seen tremendous appreciation in the last 24-36 months with property values as much as doubling in that short period of time. The homes that are better kept and updated inside are averaging 10% over list price. Given these statistics, it's easy to see that there is a very real monetary return on smart home improvement efforts made by Country Trace homeowners and a benefit to the greater good in any individual maintaining and increasing the overall beauty and condition of their home.

While it's true that "a rising tide lifts all ships", Country Trace has the unique opportunity to differentiate itself from the surrounding neighborhoods due to the timeless upscale architecture bequeathed on all of us from Dell Trailor's original efforts.

Many of our homeowners, seeking to improve and protect the value of their investment, are making submissions for approvals of exterior modifications, painting and landscaping improvements.

The HOA documents outlining approved colors are posted on the Country Trace website and any subtle departures can be reviewed by the Architectural committee. The HOA is also working to support the community and will be undertaking a common area beautification program to be further outlined and described in future newsletters and board meetings.

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NOMINATING COMMITTEE

BOARD OF DIRECTORS

PRESIDENT | Aaron Mueller

VICE PRESIDENT | Paul Sheridan

TREASURER | Rich Warren

SECRETARY | Richard Morrell

DIRECTOR | Adam Jaffe



HOA FEES REMINDER

By Adam Jaffe

As you probably know, every homeowner in our beautiful community has a legal obligation to contribute for the annual maintenance and enforcement of the Country Trace CC&R's. CT HOA fees are set by the Board each and every December, whereby the HOA payments are due in the following year. Recently, the Board voted to collect HOA fees on an annual basis, thereby eliminating a semi-annual payment in an effort to reduce administrative costs.

HOA fees are important. The HOA uses these fees to maintain or improve the quality of life in our community. Without our CC&R's, our community would not be a community, but rather a random area of our city, whereby a neighbor's home design, maintenance and/or operation is subject only to municipal regulation. When you purchased your home in CT, you legally agreed to financially participate in the uniform maintenance of our heavenly section of this city.

As a point of reference, CT HOA fees are relatively low when compared to other HOA's in our city. The Board spends a significant amount of time and money to collect delinquent fees. Unfortunately, this puts the Board in a conflicting (but necessary) position to act as a debt collector against its own neighbors. The failure to timely pay HOA fees may result in multiple legal problems for a homeowner. This includes but is not limited to engaging local counsel to pursue a personal money judgment and/or instituting foreclosure proceedings against our neighbor. Yes, I did say foreclosure, which is the last remedy that our Community wishes to ever make against any neighbor. Legal action may include but is not limited to issuing letters of delinquency, demands for payment as well as pre-foreclosure notices. Failure to comply with these demands will eventually lead to a foreclosure lawsuit, a judgment and potential sheriff's sale of the property.

Homeowners may question whether the cost/benefit analysis of pursuing the collection of HOA fees makes financial sense? The simple answer is yes, because the additional collection costs and attorney's fees are added to the delinquent homeowner's legal obligations and these costs eventually become part of the judgment against the homeowner.

Therefore, we respectfully remind and ask homeowners to timely make their HOA payments and avoid unnecessary legal action. Also as reminder, if you pay your HOA fees via auto-debit, please be sure to annually update the payment amount with your bank (should the HOA fee change). Again, we love our neighbors and expect that every homeowner equally pays their share to live within the CT community.

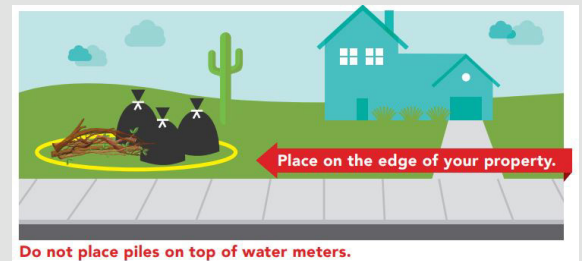
BULK TRASH

By Aaron Mueller

For those of you new to our community, or new to Arizona, we have quarterly bulk trash pickup included in our water and sanitation services utility bill. This is a great opportunity to get those overdue trees trimmed or clean out those boxes in the garage you haven't opened in years.

The city recently finished the June bulk trash pickup, with the next quarterly pickup scheduled for the week of September 19th; placement begins on September 10th.

For more information, please visit the City of Phoenix bulk trash website at: www.phoenix.gov/publicworks/bulktrash. Country Trace is located in Area 5 in the Bulk Trash Pickup Schedule.



TRASH / RECYCLE

By Aaron Mueller

As a reminder, trash and recycle bins should not be placed on the street until 1 day prior to pick-up (Sunday); and should be removed from the street no later than 1 day after pickup (Tuesday), preferably Monday evening.

Per Article IX, Section 5 of the CC&Rs, all garbage cans "shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring dwelling and streets". Therefore, trash and recycle bins cannot be stored where they are visible from the street, Tuesday through Sunday.

For more information on City of Phoenix trash and recycling, please visit: www.phoenix.gov/publicworks/garbage



LANDSCAPE NEWS

By Rich Warren

The Board allocated \$20,000 in the 2022 annual budget to "landscape improvements." The existing light fixture lenses were painted orange in a previous makeover attempt; these fixtures were evaluated by several local lighting repair vendors and were deemed to be unsalvageable. Several local fabricators were consulted and bids were received to replace the common area light fixture lenses. The Board has ordered three "prototypes" that are scheduled to be received in late July; they will be part of a mock-up that will allow the Landscape Committee and the Board to help make a selection. Once a material/color choice is made, an order will be placed that will allow all 44 common area light fixture lenses to be replaced this year.

Several landscape architects have been asked to submit proposals to provide conceptual plans for the common area corners. The goal is to select a landscape design that can be used as a blueprint for a complete makeover -- including landscape material, lighting, painting, and signage. The construction phase of the process will be subject to budget restrictions and will most likely be completed in phases, not all at once.

Light Fixture Lens Prototype Options:

1. HH-7328M: Translucent White
2. HH-000M: Clear / Frosted
3. DP-32: Clear / Wavy



FINANCIAL NEWS

By Rich Warren

There has been a diligent effort by the Board to reduce the balance of delinquent assessments. As of May 2022, there were 24 homeowners that were delinquent with a total combined balance of \$6,093.

Through a combination of emails, letters, phone calls, and visits, there has been a noticeable reduction. As of July 2022, there were only 4 homeowners that were delinquent with a balance of \$2,064. One homeowner accounts for 70% of the delinquent balance; that account has been assigned to the HOA lawyer for collection.

2022 HOLIDAY FOOD DRIVE

By Martry Mogalian

The Mogalian's will be hosting the 3rd Annual Country Trace Food Drive, benefitting the Paradise Valley Food bank (which benefits everyone within the Paradise Valley Unified School District Boundaries). The food drive will start the beginning of November and will be delivered before Thanksgiving.

Stay tuned for more information regarding this years food drive donation.

Last year, with the help from Barclay Place, the community collected and delivered over 740 pounds of food, surpassing 700 pounds donated in 2020!



PV COMMUNITY
Food Bank



COUNTRY TRACE REAL ESTATE NEWS

By Marty Mogalian

Hello fellow CT homeowners! It should come as no surprise that 2021 was a heck of a year for real estate activity in Country Trace. There were 15 sales in total last year.

- 10 were "traditional sales" (listed with MLS affiliated real estate companies) ranging in a sales price of \$561,389 - \$935,000
- 5 were sold privately (ibuyers, flippers, etc) ranging in a sales price of \$405,505 - \$634,000

Not to be outperformed, 2022 continued the pace with 6 sales to-date.

- 4 were "traditional sales" ranging from \$650,000 - \$1,300,000
- 2 sold privately (\$582,000 and \$600,000)

It is also worth mentioning that there is a listing in "Coming Soon" status that will be going active at the end of this month and is listed for \$815,000. There is also a listing at \$1,150,000 that was in "active" status and is currently in "Temporarily Off Market" status.

That said, over the past few months we have seen a major shift in the market from low inventory of homes for sale, which has been the case for the past few years, to a rise in supply faster than ever seen before (valleywide). In 85254, inventory of active listings was at 35 as of 04/01/22. The number increased to 94 active listings as of 06/01/22 and as of 07/01/22, active listings were at 134. Normally, this is great news for buyers who were getting beat out time and time again as prices continued to escalate and bidding wars were the norm when demand was high and inventory was low. The increase in the mortgage lender's interest rate has changed all that.

Buyer affordability has been impacted and change in demand has been on the decline. Thankfully, if there is an upside with the current market conditions for CT homeowners, it has, and always will be, our location. CT has always been a positive draw to buyers because of our proximity to the great amenities around us and being positioned right next door to the Kierland community. CT is certainly not immune to the various factors that impact all sellers and buyers when looking to buy or sell, but in my opinion, our location certainly puts us at an advantage compared to the rest of 85254.

NOMINATING COMMITTEE

By Adam Jaffe

If you'd like to participate in our community there are multiple committees that a homeowner in Country Trace may participate. Furthermore, there are two (2) Board positions that will become available in January 2023. If you have any interest or any questions about becoming a part of a Committee or the Board, please let us know. Again, we all work together as a team, so even if you've never participated in the past, be rest assured that you will receive wonderful support from other Committee and Board members.

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>

For billing questions please contact our accountant Tanya Luken at (503) 330-8515 or contact us via the website.

Check Out the NEW COUNTRY TRACE Website

