



Country Trace HOA

Obtain information and submit questions or concerns at: <https://countrytracehoa.com>

For billing questions you can call our accountant at (480) 829-8463 or contact us via the website.

Mailing Address:
PO Box 12001
Scottsdale, AZ 85260

Board Meetings

Board meetings are held the last Tuesday of every month at 6:30pm. Homeowners are welcome to attend, but may be asked to leave when closed session issues are discussed.

Meetings are held via Zoom; the link is available on our website, along with updates if a meeting is rescheduled. If you don't have access to Zoom, please contact the board for a phone number or alternate method to join.

Minutes are posted to the website after they are approved (about 1 month after the actual meeting).

Letter from the CT President

With a newly elected board of directors, President Antonio Moore, Vice President Ted Frederick, Treasurer Vivian Pemberton, Secretary Jackie Hoffmann (formerly Mary Johnson) and Director-at-Large Rich Warren, our HOA got off to a great start this year. It's my first year as President, and with a strong board of directors, we've been able to work on a wide array of issues. My view of the HOA is that it serves to improve a collective quality of life.

The most important message I'd like to convey is that it truly takes a village to address so many concerns, and we welcome everyone's help in the form of committee participation and volunteerism.

Below are a few short updates on some key areas.

Backflow Testing: The City of Phoenix requires annual inspection and testing of backflow preventers. Backflow preventers are critical in preventing contaminated water, due to changes in pressure and flow, from entering City clean water lines. CT has 7 backflow preventers located at the common corner areas; all of them passed the annual inspection without needing any repairs or replacements.

Reserve Fund: A separate bank account for the reserve fund was reestablished last month. This will help ensure we have money safely set aside for unexpected or emergency expenses if they arise. We currently have \$20,000 in the account.

Communication: Communication is an important aspect of making sure we have a successful board and to ensure involvement by all of the CT residents. The board has done a tremendous job retrieving contact information for many homeowners. It is imperative that we have this information to notify you of possible disruptions or work that may be done near your residences, or to gently remind you of a lapse in dues payment. Please be sure to submit your contact information through the website if you haven't already done so.

*1981: Year that Dell Trailor built the first home in
Country Trace*

Board Changes

Mary Johnson was elected to the CT Board last January. She is unable to continue serving her term, and we thank Mary for her significant contributions of time and effort. Subsequently, the board appointed Jackie Hoffmann to fill the open board position.

Seeking Creative Input!

Your HOA is in search of a logo that can be used as a simple but unique identification on our website. It can be a photo, clip art, a creative representation of the CT name, something that characterizes HOA or neighborhood, etc. Please contact the Board with your creative submissions.

Did you know? The current "placeholder" logo on the website is a photo of a pair of lovebirds that call one of your neighbor's yards their home.

AZ monsoon season: June 15th thru Sept 30th

The long-term average rainfall in AZ monsoon season is 5.37". Last year was the driest monsoon on record with an average of 1.51". Let's see how we do this year!

Source: AZ Republic 10/11/2020

Financial News

The second half dues assessment notices will be coming out by the end of June. Payments are due on July 1st and are considered past due after July 31st. Please watch for your notice and pay promptly.

There are currently 15 homeowners who have delinquent assessment balances. If you are unclear if you are behind, please reach out and ask by either calling the accountant at (480) 829-8463, using the Board Contact form at <https://countrytracehoa.com/board/> (pick Finance Committee option), or the Contact Us form at <https://countrytracehoa.com/contact-us/> and we will assist you.

It is important to note that Late Fees are assessed after the due date. At that time a late fee of \$15 is incurred. In addition, interest of 1% monthly is assessed from the date of delinquency. As you can see, it adds up quickly. You can pay your dues either using the Payment Portal at <https://countrytracehoa.com/payments/> or by mailing a check to:

COUNTRY TRACE HOMEOWNERS ASSOCIATION
P.O. BOX 12001
SCOTTSDALE AZ 85260

Landscape Updates

Each of the 7 common area corners has an electrical pedestal with an APS meter. These pedestals provide power to the light fixtures and landscape lights that are part of the HOA monument corners. Three of these pedestals need to be replaced due to age/deteriorated condition. After a Request For Proposal was issued for this work and bids were received and analyzed, an electrical contractor has been selected to perform the work. This will most likely take place in July or August.

There are approximately 15 sour orange trees that have died; we are in the process of working with our landscape contractor to evaluate removal and replacement options.

Numerous agave and golden barrel cactus plants in the rip rap areas have died. There is currently no board-approved plan to replace these, but options are being evaluated.

FAQs

Q: *Who's responsible for fixing the orange lights at the common corners?*

A: If you notice one of the lights out at the common corner areas, please report it to the HOA through the website.

Q: *I don't have internet access. What can I do to keep regular communication with the HOA?*

A: Is your contact information up to date with the HOA? Make sure we keep you on a USPS mailing list for newsletters. Board members can provide you with phone contact information. Start with a phone call to Secretary Jackie Hoffmann at (602) 330-2473.

Q. *When is the HOA responsible for something versus the City of Phoenix?*

A. That answer can vary greatly depending on the situation. For example, City issue: Parking on the street City and HOA issue: Parking an RV on the street

City issues are listed at and can be reported at:

<https://www.phoenix.gov/atyour-service> (or call the City at (602) 262-6011)

HOA issues can be reported at:

<https://countrytracehoa.com>

You can always report issues to the HOA if you're unsure.

Architecture Announcements

We have made great strides in standardizing architecture-related communication with the community through the website. We have received and approved a number of home improvement requests, from paint to garage doors to additions to patios and pools - all great improvements!

We are in the process of documenting and formalizing community aesthetic guidelines which are admittedly overly-broad in the CC&Rs. We are also working with homeowners to correct deficiencies in that regard. In the guidelines, we will also be establishing expectations for the behavior of homeowners and guests aimed directly at mitigating the disruption sometimes caused by non-resident guests. Most homeowners have been very responsive and supportive of suggestions and requests from the board and the community to correct problems. There are, of course, always outliers and we will be instituting a formal, documented remediation process that will include fines for homeowners that do not correct issues within a reasonable amount of time and a reasonable number of requests. If history is any indication, however, the escalation process will be sparingly used since most homeowners remedy situations quickly upon notification.

Thanks go out to everyone in Country Trace who alerts us to potential issues. We take these matters very seriously and commit to responding quickly to resolve any community problems.

Ombudsman Role Retired

In June 2020 the board created a non-elected position of Ombudsman, an impartial source that homeowners could go to separate from the board. Marty Mogalian held this position from its creation until early 2021. Marty was occasionally called upon by the board to help interpret CC&Rs and Bylaws, but he was not contacted by any homeowners.

The Ombudsman position has been put into temporary retirement until such time as it may be needed. The board expresses deep thanks to Marty Mogalian for his time and his commitment to CT.

CT Facebook Group

You can communicate directly with the community through the **Country Trace HOA Facebook group**. The board also occasionally posts quick informational items there. If you haven't already joined, make sure you have a Facebook account and go to www.facebook.com/groups/countrytracehoa. Submit your lot number or street address to join.

Did you always want to be a writer?

Seeking homeowners to submit written articles or neighborhood photos for CT newsletters. We'd also be happy to hear your general ideas on what you'd like to see in future newsletters. Please contact us via the website.

Board of Directors

President – Antonio Moore
Vice President – Ted Frederick
Treasurer – Vivian Pemberton
Secretary – Jackie Hoffmann
Director-at-Large – Rich Warren

Desert Beauty Within CT

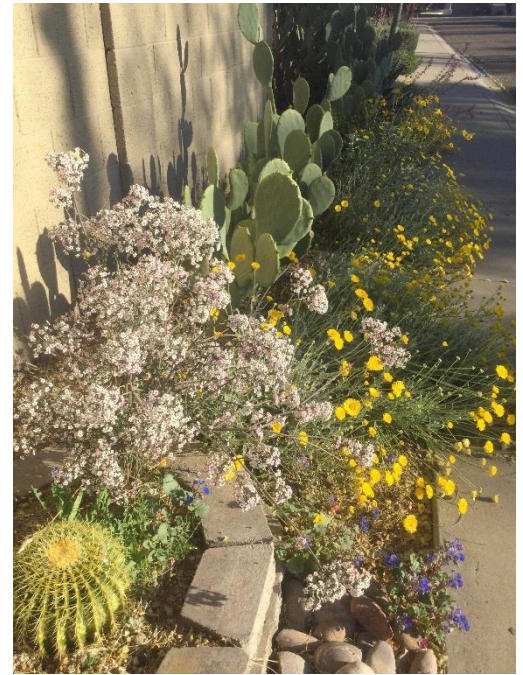


Photo Credit: Cameron Davis