

COUNTRY TRACE NEWSLETTER

September, 2020

COMMON QUESTIONS

Q: When is the annual HOA meeting?

The annual meeting is routinely held the evening of the 4th Monday of January (time TBD).

Q: How do I contact the Board members, the Ombudsman or Committees?

Visit our website at countrytracehoa.com. Select one of the options under HOA Organization or select Contact Us.

COUNTRY TRACE ROLLS OUT NEW WEBSITE

You may have noticed countrytracehoa.com was out of service during the transition, but we are happily up and running again. Not only does the new site have a fresh look, but it's a more flexible platform that will allow for some exciting features yet to come. All previous functionality has been restored, plus you'll find more documentation and easy ways to connect with the correct parties when you need help.

A change or addition you want to see? Use the website to submit your ideas to the Digital Communication Committee!

LANDSCAPE REPORT

The Landscape Committee is busily assembling plans and collecting bids to address deferred maintenance at the common corners; namely, the electrical pillars/meters, the relocation of and updates to the backflow preventers, and the reconnection and testing of the irrigation systems. In parallel, we have engaged a landscape architect who has experience with monument wall landscape design for other Dell Trailor properties in the Scottsdale/Phoenix area. The architect will provide suggestions and renderings for the community to review, approve, and for the HOA to budget accordingly.

Planning a Landscape Roadmap to Improvement

As most of you are aware, we had a water main break at Grandview and 68th a few weeks ago and the 'landscape' has not yet been replaced after the City of Phoenix effected the repair. The Board has been in contact with the City and they have assured us that, good or bad, the corner will be returned to its original condition within a few weeks. We do apologize for the eyesore in the meantime.

Additionally, there are a number of lights out at the common corner areas which we will be addressing in the near future.

If you have any questions or concerns regarding the common areas, please feel free to submit a query at countrytracehoa.com.



COUNTRY TRACE HOA

PO Box 12001, Scottsdale, AZ 85260

KNOWLEDGE IS POWER, BE IN THE KNOW

Make sure you receive all HOA communications.

Your Board has been working to create a list of all homeowner names, mailing addresses, phone numbers and email addresses, but the list is not complete. In an effort to control expense and communicate more efficiently, the majority of communications going forward will be via email.

Make sure the Board has your current information by going to countrytracehoa.com, select Contact Us, and submit a form to Social Committee. You can have multiple phone numbers and email addresses per lot; just be sure to identify which is the primary contact.

For those of you without email, please call Jackie Hoffmann at 602-330-2473 to make sure you remain on the USPS-only mailing list.

Landlords - The Social Committee would also like names and contact information for **RENTERS**, so they can be included in appropriate neighborhood activities.

FINANCIAL UPDATES

Invoices for the second-half dues for 2020 were mailed and many homeowners paid promptly. The Board is actively following up with homeowners who are paying late or carrying past due balances, and is carefully evaluating all expenditures, with need being greater than our funds. We thank each homeowner who opted to pay a higher amount than required for the 2nd half of 2020. Your support of the HOA is greatly appreciated.

Noteworthy 2020 expenses (all incurred by the previous Board) include \$12,000 in attorney fees and \$5,000 for corner landscape plants. The operating account to pay ongoing expenses is adequate at this time but the Association needs a large infusion of capital to address long overdue deferred maintenance issues. The 2020 second-half temporary dues reduction of \$70 will not continue in 2021.

SEEKING NOMINEES FOR THE 2021 ELECTION!

The Nominating Committee is beginning their search for a complete slate of candidates for the annual election in January 2021. Five Board positions will be on the ballot, with 1 1-year position, 2 2-year positions, and 2 3-year positions. Beginning January 2022, only 1 or 2 seats will be up for election each year, and all seats will be for a 3-year term. This will put Board elections back in compliance with the Bylaws.

Nominees for the January 2021 ballot are needed

Candidates are needed, so please consider running! Go to countrytracehoa.com, select Contact Us, and submit a form to Nominating Committee. If you're not ready to run for a Board seat, consider volunteering for one of the Committees. You'll get some firsthand experience, a better idea of what is expected of Board members, and you'll be serving and influencing the Association.

COUNTRY TRACE NEWSLETTER

September, 2020

CITY OF PHOENIX BULK PICKUP SCHEDULE

Placement begins Sept 12

Pickup begins Sept 21

For detailed map and schedule, visit:

phoenix.gov/publicworks/bulktrash



Blooming neighborhood color during the record-breaking heat!

ARCHITECTURAL COMMITTEE

The Architectural Committee has been busy creating a new form to use when seeking Architectural approval. You'll be asked to complete this form when requesting approval for any architectural change, installation of structures, fences or solar panels, use of any paint colors not on the pre-approved color palette, etc. This form will help to ensure that decisions are made based on complete and accurate information, and that all homeowners requesting approvals receive fair and consistent treatment.

THE SOCIAL COMMITTEE IS GEARING UP

In spite of the inherent difficulties of socializing while social distancing, the Country Trace Social Committee is pulling some great ideas together! Expect to see communication from your Social Committee in the near future. The Committee will make use of email as much as possible, so please make sure your contact information is updated. Go to countrytracehoa.com, select Contact Us, and submit a form to Social Committee.

BOARD MEETINGS

The Board has generally been meeting every 2-3 weeks, and is now falling into a once monthly routine at 6:30pm on the last Tuesday of each month. Homeowners are permitted to attend, and since we are currently distance meeting by videoconference, you'll need to request that an invitation be sent to you.

COUNTRY TRACE HOA

PO Box 12001, Scottsdale, AZ 85260