

**Las Palomitas Annual Meeting**  
**January 24, 2017**  
**Catalina Foothills High School, 4300 E Sunrise Drive**

**Summary Report**

***President's Remarks and State of the Association***

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President William Falsgraff reported on past projects of 2016 and future projects for 2017:

**The Painting Project:** This is the HOA's current major project. The year-long project began in June, 2016 and will end on June 30<sup>th</sup>, 2017. At this point, slightly in excess of 50% of homeowners either had their homes painted or have paid and are on the schedule. Reaction to the painting has been very favorable.

**Road Repair and Road Replacement:** This project, discussed at the 2016 Annual meeting, has been completed. Sometime in 2017 we will have the roads crack filled and sealed.

**Pool Project:** The pool and its surrounding area have been steam cleaned. The pool itself has been drained and cleaned. In December, we had some major equipment upgrades of over \$5,000. This included installing a new pool heater. Landscape rock has been placed at the main entry and has been refreshed in the pool area to include the front entrance to the pool and the mailboxes.

**Landscaping:** Tree trimming will begin. Proposals for the trimming have been solicited. The replacement value of our trees is \$1.25 million, so we should be taking care of them. As the trimming is fairly expensive, it cannot all be done at once. We have \$15,000 in the 2017 budget to begin a three-year program. We have also instructed our landscaping company to begin a winter cleanup in the open areas. Part of this objective is to remove the brush which packrats use for their nests. This project will continue until all of the common areas are cleaned. We are looking for three volunteers to form a Landscape Committee to work with and advise the landscapers as to what they should be tending to regularly, particularly in the common areas and in the fronts of homes.

**Change of Management:** In mid-summer Pinehurst Properties became our new management company and the Board is very pleased. Donna Wood is the new property manager, and good things are happening!

***Major Board-Approved Expenses for 2017***

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- The Board has approved these withdrawals from Reserves for 2017 expenses: Concrete \$5,000; landscaping in the pool area \$4,000; pool maintenance \$6,500; and tree trimming \$16,000 -- totaling \$31,500. This will leave us at year end with \$125,000.
- Road resealing; entry landscaping; pool security; and the second year of the three-year tree trimming program have not been budgeted for but need to occur and will be paid for by Reserves.
- Based on normal operations, it is projected that we should end 2017 with \$14,000 in net operating income.

## ***2017 Election Results***

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Forty-three residents voted (34% by absentee ballot) and all six Board members were re-elected. Our new Board President is Cassandra Meynard; Monica Manning will continue in her office as Vice President; and Ray Soule will again serve as Treasurer. Terry Davis and James Wolf have been re-elected as Members at Large. After serving for three years as President, William Falsgraf will be stepping down as President but will remain on the Board.

## ***Las Palomitas Website Redesigned***

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The Las Palomitas website, [www.laspalomitas.org](http://www.laspalomitas.org), was completely redesigned in 2016. Residents will find a host of useful information on the site, including: the Las Palomitas Handbook; the Las Palomitas Parking Rules; a Map and Plot Map; the 2017 Board Meeting Schedule; Board Meeting Minutes and Agendas; Approved Budgets for 2016 & 2017; the CC&Rs; the Bylaws; the Articles of Incorporation; Design Guidelines; the Approved Plant List; the Trash Schedule; the La Paloma Parking Rules and Pool Rules; Contact Information for Pinehurst Properties; and other very helpful resources.

## ***Questions/Comments from Association Members (Owners)***

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**This year homeowner concerns and comments revolved primarily around parking regulations, especially visitor parking.** The Board affirmed that vehicles with permanent resident stickers cannot be parked in the visitor parking spaces. If a vehicle is not registered to a resident in Las Palomitas, the owner qualifies as a visitor and is allowed to park in a visitor space. However, if residents park in visitor parking, they are in violation and they will be notified. Their vehicle will be tagged with a warning. The second warning states that towing will occur in 24 hours if the vehicle is not removed. These parking regulations will be enforced.

**Request for Proactive tree trimming of overhanging branches to protect home roofs and investigation of tree roots under homes.** Overhanging branches will be trimmed away from house roofs, and trees that have overgrown the hardscape will be removed. Tree crowns will be trimmed in order to withstand any future microbursts. In three years, all the tree trimming should be caught up. However, clarification is needed by the Board as to the scope of maintenance concerning tree roots.

**Concern regarding vehicles speeding through the neighborhood, especially down the main roadway.** Speeding has been a problem and several signs have been put up. The Master Association Board directed their manager to have the gate staff hand out a card to all commercial carriers reminding them about the speed limit, and that a photo of their truck license plate was taken upon entry. The gate should be called if homeowners see commercial vehicles speeding.

**Request for an updated directory.** Please be informed that the *La Paloma Directory* is no longer being produced but is now online. To access the directory or to complete the form to be in the directory, you must sign up at [www.lphoa.net](http://www.lphoa.net).