

CONDO BOARD REPORT

November 15, 2002

MOTIONS: The Condo Board passed the following motions at its November 7th meeting.

1. Bocce Ball - Shade awnings, a hose bib water line and a center court light pole with fixtures were approved. It was noted that the Bocce Ball Club members would do the bulk of the work. (Approximate cost - \$2,250 - funded by the Social Board.)
2. Pets - The Board will **not** enforce the Declaration of Condominium and Land Use Restrictions that reads, "Renters may not have pets." This means that renters may have pets provided that the owner gives permission to the renter. The Board's decision was based on legal advice stating that our provision in the Declaration, which prohibits renters from having pets, violates the Fair Housing Act because it discriminates against renters.
3. Annual Audit Report - The report was approved with two recommendations: a) conduct a physical inventory of property and equipment; and b) undertake a timely reconciliation of homeowner accounts receivable balances to the general ledger. (It was noted that both of the above items were in progress at the time of the audit.)

Cable Television Committee

President Ingebrand has named lot owners Peggy Beck, 816 Navajo, and John Ferm, 420 Aztec, to serve on the Cable Television Committee along with directors Read and Brownridge.

General Manager's Report (highlights)

"The past two weeks have largely been spent getting all parties up to speed and committees organized. In addition, we are moving along on the analysis of several projects, including but not limited to the reserve replacement study, the irrigation project, the garbage systems and the continuing heating and air projects at the Rec. Hall. ... A day does not go by that Teresa does not get complaints about the heating and cooling in various parts of the Rec. building. Without any question, the Rec. Hall needs work.. ..What prevents us moving forward now is the overall concept and use of the facility. If major work is to be done on the Rec. Hall in the near future, should we take on any extensive HVAC work now, or wait?"

"A report will be given by Dr. Wendy Hultsman on the Long Range Plan study at the Town Hall Meeting on December 12th. This will be informational only and will state what is priority with the residents."

"Copies of the focus group comments were mailed or delivered via email last week to all focus group participants by Dr Hultsman. These resident comments were taken from the issues raised in each session. The participants are now asked to choose those they feel are the most important issues facing VO today, and return those surveys by November 21st. This phase will be added to the overall survey."

"I would like to remind all residents of the longstanding policy of a fee being paid if large or small jobs are done around your home if the dumpster is being used. That fee, depending on the size of the job, is either \$25 or \$100 if for instance an Arizona room is being remodeled or added to. The fee is to be paid at the time the permit is issued. Concrete and asphalt are not to be dumped in these containers. We are mailing letters out to all known contractors who frequent the property to insure this policy is

observed.”

A memo and an endorsement from the Social Board can activate unfunded projects from last year -- the unfunded projects of miniature golf, bocce ball, paddle tennis, ceramics and sewing room. These projects may be approved but implementation will depend on available funding.

City of Mesa Water Conservation Seminar, Friday, November 8, 2002

Here are a few comments and tips provided by Beckie and Jeff.

-Venture Out was called the “Mesa Success Story” this summer. Following Mesa recommendations, we used 5,000,000 less gallons this summer than last for a cost saving of \$15,000.

-The two major issues when irrigating (watering trees) are: how deep and how frequently? How deep? Using a drip system, which puts out one gallon per hour, you need to water for 3 to 5 hours to get the water down three feet. To hit the feeder roots you should water at the perimeter of the leaf line, not against the trunk. How frequently? Water every 10 to 14 days in the summer and once a month in the winter, provided that you irrigate to the proper depth.

-You should separate flower watering from citrus watering and use your watering can on your flowers as needed.

A handout, *Plants for the Desert Southwest*, was provided listing (with colored pictures) trees, shrubs, ground covers, vines and accent plants. The water requirement for each one is low or medium. Other characteristics of each plant are provided. A copy of this handout is in the reference section of the library. See a librarian to review a copy.

Conservation Tips:

The average household uses 71-1/2 gallons a day.

- Keep your shower to less than 5 minutes.
- Use a broom instead of a hose to clean your driveway and sidewalk.
- Run your washing machine and dishwasher only when they are full.
- Turn off the water while you brush your teeth.
- When washing dishes by hand, don't let the water run while rinsing.
- Put a little food coloring in the tank of your toilet. Wait 15 to 30 minutes. If food coloring appears in your toilet, you have a leak. Most likely you need a new flapper. These are easy to install. Toilet leaks are a major source of water loss.

Emergency Contacts

Please check with the Administration Office to be sure your information is up-to-date about whom the office should contact in case of emergencies.

Thought for the day

Let's not pour our hard-earned money down the drain.

Merv Houghton. Florence Brownridge