



Colonia Verde
Home Owners Association

January 2018
CHRONICLE
Issue 227

Board of Directors

2700 N Camino Valle Verde, Tucson, AZ 85715

- Betsy Branyan, President
- Linda Hoffman, VP
- Gene Griffiths, Treasurer
- Bill Jones, Secretary
- Robert van Helden, Arch.
- Geo Couchman, Landscape
- Carl Branyan, Infrastructure
- Tom Gardner at large

Member Committees

- B.Stinger/J.Allison CVCC
- Suzanne Seay Violation/fine
- Bob Brotherton Lot Committee
- Candace Kneuse Maintenance

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Management by
Property Management Group
P.O. Box 13402
Tucson, AZ 85732
6720 N Camino Principal
(520) 721-7121
Eric Struse
eric.tpmg@qwestoffice.net

Chronicle Contact
Bill Jones
Phone (970) 219-8529
docjones8529@gmail.com

And to all a goodnight. . . .

As we end this momentous year, I look back with great appreciation for the Board of Directors, a group of volunteers that has worked so hard to make this transition year go as smoothly as possible. With a community that has been self-managed for 50 years, the community is to be applauded for your patience as we round the corner to year 2 of professional management. The main focus of the Board this year has been to make life in Colonia Verde better for everyone, financially and with a congenial lifestyle. Is that 100% possible? ... probably not, but I am an eternal optimist, and I see great progress being made in all areas of Colonia Verde life. Our hard working Infrastructure Committee took on some much needed paving projects, including the clubhouse parking lot, with more paving to come each year. The Sabino Canyon wall and entrance monuments received a much needed paint job, and hundreds of non-functioning pathway and post lights have been replaced, with the addition of new lighting in some areas. The cold pool has a fresh, inviting new look and many needed repairs around the clubhouse were accomplished. Our utility surrounds, that have been quite neglected over the years are being repaired, painted and gates replaced or repaired. We formed a Maintenance Committee to identify areas of needed maintenance to bring to the Board so that we can continue to be in top condition. A Finance Committee was formed to oversee and make recommendations to the Board for budgeting and special projects. Residents filled out a survey compiled by the former RV Lot Committee, to gauge interest for what to do with that valuable vacant space. The Committee is now in the process of getting costs for the park-like setting and cactus nursery that was the most popular suggestion. Both Landscaping and Architectural Committees have tried very hard to fulfill requests, keeping in mind the guidelines for each committee. We have had expert legal representation by our attorney,

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Marian Abram. And, finally, Bill Jones, through The Chronicle, has kept this community better informed by printing Board minutes and committee reports.

We have reduced our overhead for full time personnel costs by nearly \$80,000, which will ultimately translate to more that can be done to keep our community beautiful and to keep homeowners dues from rising. You have all been asked to help conserve water and to identify areas that the Board may have overlooked as we have transitioned to professional management. Eric Struse, who is the owner of TPMG is our permanent, new manager. He comes with a wealth of experience in community management, and I feel very fortunate to have him by our side.

Since we are not all about business, I wish to acknowledge those who have created wonderful social opportunities for us. Festa Italiana was a huge undertaking with many volunteers. Community participation was tremendous, and we had the opportunity to meet lots of new homeowners and experience the depth of talent in our neighborhood. The various potluck socials were wonderful and well attended. The Spring Renovation Tour was a large success, and last, but never least, the holiday bake sale was again a premier community effort.

On behalf of your Board of Directors, I wish you Happy Holidays for whatever holiday you may be celebrating. I hope that this special season finds you spending time with family and friends.

Betsy Branyan, President, CVHOA Board of Directors

New Homeowners – If you have not received your address/name plate at your residence please email Eric Struse with your information so that it can be added to the list *eric.tpmg@qwestoffice.net*

Planning a function in the Clubhouse?

Owners and renter/occupants of Colonia Verde properties have the opportunity to reserve for personal use the Clubhouse facility and its patio (NOT INCLUDING THE POOL OR POOL AREA). To make a reservation, contact Eric Struse at 520-721-7121 or email at *eric.tpmg@qwestoffice.net*.

2018 CVHOA Budget**INCOME**

Basic Association Fees	169 x 150	\$ 304,200
Water Fee	162 x 60	\$ 116,640
Long Range Fund	169 x 20 (not operating budget)	\$ 0
Clubhouse Rentals		\$ 500
Transfer fees		\$ 500

\$421,840

EXPENSES**ADMINISTRATION**

TPMG Management	169 x 8	\$ 16,224
Postage/Printing	(2017 Budget \$3,100)	\$ 2,750
Legal/Audit	(2017 Budget \$7,500)	\$ 4,000
Taxes/License		\$ 1,200
Meeting/Social Expense		\$ 350
Bad Debt		\$ 2,500
Annual Meeting		\$ 700
Website		\$ 250
Insurance		\$ 10,000
Property Taxes		\$ 70

UTILITIES

Electric		\$ 16,000
Telephone/Internet		\$ 1,800
Gas		\$ 2,400
Water/Sewer		\$ 127,000

CONTRACTS

Cable/Internet		\$ 1,050
Pool		\$ 6,420
Landscape		\$ 100,920
Pest Control		\$ 1,500
Security		\$ 450
Janitorial		\$ 3,840

REPAIRS/MAINTENANCE

Electrical Lighting		\$ 3,500
Plumbing (water/sewer)		\$ 5,000
Sewer and drain		\$ 1,500
Pool Repairs		\$ 5,000
Major Repairs (other)		\$ 30,000
Clubhouse Repairs/Maintenance		\$ 3,000
Landscape		
Tree Trimming		\$ 2,000
Misteltoe Removal		\$ 1,000
Palm Tree Removal		\$ 4,000
Rock/Gravel		\$ 5,000
Landscape Plants		\$ 2,000
Special Projects		\$ 8,000
Landscape Repairs (misc)		\$ 2,000
Tree Removal		\$ 2,500
CV Community Club		\$ 2,500
Painting Maintenance		\$ 5,000
Infrastructure		\$ 25,000
Supplies (pool \$3,000, other \$3,000)		\$ 6,000

TOTAL EXPENSES

\$412,424

NET INCOME

\$ 9,416

2018 BUDGET

2018 will be the first full calendar year for CV with a Property Management Group and without employees of our own. The proposed budget for 2018 reflects those realities. It has been drawn up in close consultation with TPMG, and has been reviewed by the relevant Committees of the Association, in particular the Infrastructure, Maintenance, and Landscaping Committees in meetings with the Finance Committee.

Following are highlights of the proposed budget. The Budget projects a surplus of \$9,416 in net income in our operating budget. The two major components of expense for the Association continue to be the Landscaping Contract and the annual water and sewer expense. The Landscaping Contract will be decided in March; the budget has projected an expenditure of \$100,920 for 2018 which is the amount of the current contract with LandTamers, which has also bid for 2018. This does not commit the HOA to LandTamers; it is merely a budgeting figure. We have budgeted \$127,000 for water and sewer in 2018 as compared to \$120,000 in 2017. Actual water expense in 2017 will be close to \$123,000, underscoring the importance of our efforts to reduce our water consumption.

There are 3 Committees which have expenditure authority: Landscaping, Maintenance, and Infrastructure. The budget contains the following amounts for these Committees: Landscaping (non-Contract Items) - \$26,500; Maintenance - \$40,500; Infrastructure, which includes Plumbing, Electrical, and Roads - \$35,000. In the case of Landscaping, past annual expenditures provide a solid basis for the 2018 figure. In the cases of Maintenance and Infrastructure, we are to a considerable extent breaking new ground without much past experience to guide us, so the figures represent fairly generous projections. Our goal is to come in under budget in these areas.

We have also budgeted \$5,000 for pool repairs. At this point, no Committee has specific responsibility for the pool. We will deal with pool maintenance on an ad hoc basis for 2018, but it is something the HOA needs to consider for the future.

On a final note, the Finance Committee, in conjunction with the Landscaping, Maintenance, and Infrastructure Committees have reviewed existing procedures for expending Community funds and have formulated a proposal for Board approval. This proposal contains guidelines which attempt to ensure that the various Committees can expend funds in an efficient manner and with Board approval.

Condo Café

Condo Café is working better than ever! In Colonia Verde alone we have 20 homeowners using the portal to pay the monthly assessments and 69 who have registered. We have recently made changes to the registration sheet, making it much more user friendly. The new instructions include some illustrations and step-by-step instructions in an expanded and clear format. In addition, we are beginning the process of uploading all of the CV documents to Condo Café. This will be your one-stop shop for obtaining forms, minutes, rules and regulations as well as your Governing Documents! We will also be including past Meeting Minutes and issues of the Chronicle. We are working with Bill Jones to ensure your information is as timely and accurate as possible! At this time the goal is to have all of the documents and other information available by the first of January however, you should already see some of them loaded beginning now. The Board and TPMG hope, if you have not already registered, you will soon. If you need assistance please feel free to contact Wendy at TPMG, she can talk you through registering or you can make an appointment to come in and register in the office with her help.

The Property Management Group. (520) 721-7121

COLONIA VERDE COMMUNITY CLUB

Holiday Social Wrap-up (12/9/17) – It was wonderful to see so many CV residents enjoying the festive holiday social. Always great dishes to share and good cheer filled the beautifully decorated Clubhouse. Thanks to Euva Freeze and the many folks who pitched in to assist.

Bake Sale Recap (12/16/17)- A big “Thank You” to the whole community for participating in the CV Bake Sale. We brought in \$668 for the CVCC for projects to make our neighborhood a better place to live! Happy New Year! And Thank You to Karen MacMillan who chaired this event and her team of volunteers!



The Bake Sale.

YOTO (Youth on Their Own) – Colonia Verde residents have outdone themselves with donations of cash, checks and gift cards for YOTO. Those donations will help some of the nearly 1200 homeless young people from ages 11-21 to stay in school by providing basic food and hygiene items, medical and dental, counseling, mentoring and more. The donation bin will remain in the CV Clubhouse entryway as the need for assistance continues throughout the year. Thank you for your generosity.

COMING EVENTS – ALL WELCOME!

Trash-A-Thon – Saturday, January 6 at 9am. Meet at Clubhouse with gloves and trash bags to collect litter around the neighborhood.

Watercolor Classes will start again in January. Dust off your brushes, because artist Elisabeth Geel-van Helden, a resident of Colonia Verde, will be teaching watercolor classes again in the New Year! Let your creative juices flow by joining one of the classes. If you are interested in participating and/or for additional information, please email Elisabeth Geel-van Helden at elisabethgeel@gmail.com, or call 303-903-7324.

Community Club – Tuesday, January 9 at 2pm - Clubhouse. All Welcome! We look forward to the coming season and hope to see many of you join us! We have two new committee chairs to head the Community Club in the coming year: Thank you Bernie Stinger and Joe Allison for your commitments.

Ten S's to Health – January 9, 16, 23, 30 at 9:30am – Clubhouse. Start the year off right with diet and healthy eating tips. Ten-Minute 3-item soup will be served by Gayanne Jamack along with the recipe (chicken, chicken stock, Medium Pace Salsa). Please join us and feel free to bring your favorite soup recipe to share.

Water Exercise Group – Mondays through Thursdays at 10am in the Clubhouse pool. This is a “Drop In”, no pressure, low impact class. All welcome!

Happy Hour / TGIF - Fridays at 4pm. When the Clubhouse is available, neighbors gather for fun and casual conversation in the card room or patio (weather permitting). Bring a beverage of choice and a snack to share. The price remains the same: FREE!

TAI CHI – No classes until further notice.

Newcomers to Colonia Verde: Welcome to our new residents! We would like to meet you in person and talk about the wonderful community you have joined. Please give us a call at your convenience. Molly McCann 520-900-7934 or Sandy Burke 520-296-9269. HOPE TO SEE YOU SOON at some of our neighborhood events!

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Neighborhood Watch – Be aware and if you see something suspicious, phone the police. The non-emergency number is 791-4444. If there is an emergency, dial 911.

Neighborhood Outreach – If you need assistance with your trashcans, call 791-3171, select Option 1. Ask for Assisted Service. You can arrange to have your trash and recycle taken from just outside your garage, dumped and returned. This is a free service for those who need a little extra assistance. Anyone needing transportation to an event or any appointment, errand or assistance, please let Jane Raimondi (749-3312) know to arrange it with a volunteer. If you live alone and would like to have a morning phone call, please call Phylis Carnahan (885-3271) or Jane Raimondi (749-3312)

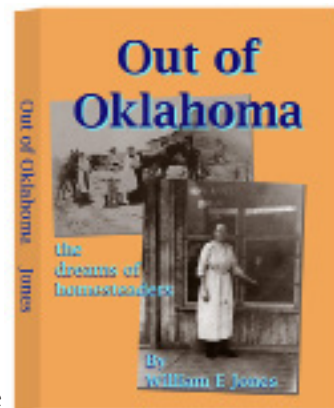
Condolences to the families of our neighbors Sue Cagli and Tom Gorman both of whom died in December (2017)

Ancestry/Memoir Group

Along with several other CV homeowners Ann and Bill Jones will be forming a CV Ancestry/Memoir Group. The purpose of the group is to help each other in our collection of personal ancestral stories. We will help each other in locating, scanning and organizing our personal family pictures. We will offer writing help for those who want to write a memoir for their children and grandchildren. The goal is to help everyone to explore their ancestry and record their memoirs, be it short or extensive. For more information, call Bill at 970-219-8529. The organizational meeting will be held **January 4, 2:00 PM** at the Clubhouse.

Here is Bill's story. . .

My Aunt Iva left a box of family letters, pictures and document to me. In it, I found a one page autobiography written by my maternal grandfather who was born in Arkansas, just as the Civil War was ending. His father had been killed fighting for the Confederacy. His story was intriguing, and so began my search for the details of his life. My paternal grandmother left a bunch of letters and among her pictures was one of her father wearing his uniform as a Union soldier during the Civil War. She had saved old letters and a newspaper article of an interview of her uncle telling of her families homestead in Kansas after the Civil War. I began an exciting search for more details, and how these two families came together to bring me into this world. I contacted all my relatives asking for more pictures and letters. It has been the perfect pastime for my retirement. Ann got on the computer using *Ancestry.com* and traced the relationships of all my ancestors back to the Civil War. Also she began tracing her own family roots. She will offer help to those who want to use *ancestry.com*. Bill will offer help for those who have an interest in writing their own story, and collecting, scanning, sizing your family pictures for your children and grandchildren. For the more ambitious, the group will guide you towards publishing your own memoir.



Bill's story of his ancestors' available on Amazon.

January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 NEW YEAR'S DAY	2	3	4 Ancestry Memoir Group 2 PM All Welcome	5  4 pm  Clubhouse all welcome	6 Trash a Thon
7	8	9 10 S's 9:30 AM CVCC Meeting 2:00pm 	10	11 	12 4 pm  Clubhouse all welcome	13
14	15 Martin Luther King, Jr. Day	16 10 S's 9:30 AM	17  Board Meeting 4:30 pm 	18	19  4 pm  Clubhouse all welcome	20
21	22	23 10 S's 9:30 AM	24	25 	26 4 pm  Clubhouse all welcome	27
28	29	30 10 S's 9:30 AM	31	 Colonia Verde Homeowner Association		