

Casitas Montana News and Views

March 10 2011

A lot has happened since our last Casitas Montana News and Views last October. We recently held our annual meeting. The minutes of the meeting that occurred **Tuesday March 01, 2011 @ 6:00 pm**:

Attending: Monica Foster, Jamie Patterson, Chris McHenry, Tara McHenry, Brent Mangum, Bill Jugenheimer, and Representing Snow Property Services – Mary Chaira.

Items Discussed: Comments were discussed on the performance of the Vendor for Landscaping (Azze). The question of how we hire the Vendors and who monitors were explained. Snow puts the job out for bid and at least 3 are presented to the Board and that is how the Vendors are hired. As far as monitoring this is something that Bill asked Brent to report to Snow about as far as problem areas. It is noted that he will call Snow with Landscape concerns in the future. After listening to the concerns of the service that is paid for by CSM Bill and Mary explained that the service has been cut back to every other week to save on money. This is a plus for CSM and a great consideration for Azze as he does have a contract. The water timers for landscaping were to be addressed with Azze due to the concerns on seeing the water run for long periods of time.

A special Assessment was voted on, coupons and a letter will be sent to owners by the 15th of March. Owners will be given 2 coupons one being due for April and the other May. This will be for a total of \$100.00 each coupon being \$50.00. This will put \$2000.00 in the Reserve Fund providing all units pay. The Special Assessment was voted on due to the lack of funds at the end of each month to pay the Communities Bills. This should also help to build the Reserve Fund for any needed items that may arise outside the standard monthly bills.

A decision to charge a \$500.00 Reserve Contribution upon purchase was voted in. After doing research it was already being done by Snow for 2010.

A list of outstanding invoices was presented. Thus the vote to charge a special assessment for the time being with future discussions of either raising the monthly assessment verses installing individual water meters to cut back on CSM monthly bills. Bill and Monica went over previous findings on the cost of installing the water meters and it was decided to calendar the decision for a future meeting in order to gather more information. If the water meters are installed the decision of what the monthly assessment would be will be decided at that time.

The Spa heater was to be on a schedule decided at previous meeting. The heater is currently on and it will be shut off as of April 01, 2011. This schedule of months needing heater on or off would need to be presented to the pool vendor. The topic of the Fountain was discussed and Bill informed us the pool vendor does place a chlorine tablet in while out at community, but asked that perhaps Board Members keep an eye on it as well.

Information on a contingent plan through the Attorney's Office of Carpenter Hazelwood was presented to the Board for collections on delinquent accounts. This was a unanimous vote to use CHD service knowing that if money is collected the Community would get 55% and the attorney 45%. No out of pocket cost are at risk for the Community.

Fundraising was a topic in order to purchase pool furniture. The Board Members are all on the lookout for a good deal to purchase some matching chairs and loungers. The event will be discussed in the next newsletter.

The Board decided that the 2 gates on the back fence would have a chain and a combination lock. The lock will be installed with a 4 digit code to avoid a key issue. The code will be set at 1133 (last four numbers of the Snow office phone). This code will be given out to owners and renters who call the Snow Office and placed in the next newsletter.

Bill assigned items to all Board Members to report back to him for the Newsletter. One item to be discussed in the Newsletter will be a notice for Owners to look out for each other and take note of their surroundings. Monica informed the Board of a car that was broke into at the Community so this sort of information will be place in the newsletter.

Official Board Members were voted on. The Board Members will be Bill Jugenheimer, Monica Foster, Jamie Patterson, Chris McHenry.

Neighborhood Watch

We recently had a car broken into at Casitas during the night. Up until now, there hasn't been an incident like this—it's always been a very safe environment and *it still is*. This was only a random act. However, this could be a great opportunity to be proactive instead of reactive. We are all responsible for our own safety here and should take a genuine concern in the safety of our neighbors

I am proposing a neighborhood watch, or Community Watch might be more appropriate. Be observant of your surroundings at all hours of the day—don't always associate crime with after dark. If anything seems "off" don't hesitate to report it. There is a non-emergency number you can call where a patrol car will be sent out very quickly: 602-262-6151. If enough people from Casitas call with concerns, it is likely we can have a car patrolling the area on a regular schedule.

Also, don't assume anything. Get to know your neighbors, their children, even their vehicles and pets. In doing so, you will become better aware of any potential threat.

Remember, the number to call for non-emergencies is **602-262-6151**.

Let's do our part in keeping Casitas the same safe and quiet community that it is.

Monica Foster

Pet Policies

Please take a minute to refresh yourself on the pet policies here at Casitas Montana per Casitas Montana CCR's Article 4.7 Animals - No animals, birds, fowl, poultry or livestock shall be maintained or kept in any Units or on any other portion of the Condominium, except than no more than two Permitted Pets may be kept or maintained in a Unit if they are kept, bred or raised solely as domestic pets and not for commercial purposes. For purposes of this Section, a "Permitted Pet" shall mean a household bird or a dog or a cat. No Permitted Pet shall be allowed to make an unreasonable amount of noise, cause an odor, or to become a nuisance. All dogs shall be kept on a leash when outside a Unit or any Limited Common Elements allocated to the Unit, and all dogs shall be directly under the Unit Owner's control at all times. Any person bringing a dog onto the Common Elements shall immediately remove any feces deposited on the Common Elements by the dog. Any Unit or Limited Common Elements where a Permitted Pet is kept or maintained shall at all times be kept in a neat and clean condition. No structure for care, housing, confinement, or training of any animal or pet shall be maintained on any portion of the Common Elements or in any Unit so as to be visible from the exterior of the Building in which the Unit is located. Upon the written request of any Unit Owner, the

Board of Directors shall determine whether, for the purposes of this Section, a Permitted Pet is a nuisance or is making an unreasonable amount of noise or causing an odor. The Board of Directors shall have the right to adopt, amend and repeal rules and regulations governing the keeping of Permitted Pets in the Condominium, and such rules and regulations may include limitations on the height and/or weight of Permitted Pets; provided, however, that any rule placing limitations on the height and/or weight of a Permitted Pet must be approved by the affirmative vote of Members having more than fifty percent (50%) of the votes cast with respect to such proposed rule at a meeting of the Members.

Overall: Be a good neighbor DO NOT let your dog bark or become a nuisance! Please watch your pets when they go outside. Do not let them run wild. Also, *PLEASE* pick up after your pets. Feces can transmit disease, and it is against HOA and city laws. Fines will be assessed if you are seen not complying with this rule. Help our community and do your part.

Please contact any board member with your thoughts of what we should do and what we should not be spending our money on. This is your community, let us know. I have provided a quick easy to fill in Comment Form at our web site www.casitasmontana.com there is a link to it under HOA Members Only, or you can go direct to <http://sunset.webplus.net/page11.html> .

How much money do we take in? Where does it go? I certainly want all records to be open. I have started to post all monthly income and expenses on our website. Check it out. There are 20 owners/residents, and everyone living here needs to get involved! Email your board members your thoughts and ideas, be part of the solution.

Please express your opinions and thoughts. This is your community.. Get involved!

Members of Casitas Montana HOA Board