

Monte Vista

Homeowners Association
December 2015 - Newsletter
www.montevista-hoa.com

SEMI-ANNUAL ASSESSMENT



Reminder - Your 1st half semi-annual dues assessment payment in the amount of \$150.00 is due on January 1, 2016 and late if received after January 31, 2016.

Current Board of Directors

Jan Raffler, President

Bill Sievers, Treasurer

Richard Clark, Secretary

Association Manager

Amanda Williams, Copper Rose Community Management
6601 E. 22nd Street Tucson, AZ 85710
Phone: 520-888-0474 ♦ Fax: 520-888-5407
E-mail: amandaw@copperroseinc.com

Dusk to Dawn Lights

Please Remember to keep your dusk to dawn lights working. A well lit community helps deter crime and makes it safer when residents are out enjoying our beautiful southern Arizona evenings. The dusk to dawn lights are normally located above the address numbers. Please visit the website for more information.

House Painting

A big "thank you" to all the owners who have painted! The community is looking great. If you received a notice and still need to paint, please contact Amanda as soon as possible. Your approved house paint color is available on the website or you can contact Amanda at Copper Rose and she will e-mail you the approved paint color list.



THE HOLIDAYS ARE HERE !!

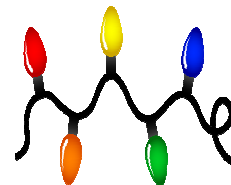
We would like to start a holiday decorating contest this year and hope it can be an ongoing yearly event. The three (3) best decorated homes in Monte Vista will each receive a \$25 Target gift card. Remember, to comply with the CCRs, decorations cannot be put up earlier than 30 days before the 12/25/2015 holiday, and they must be removed within 30 days after the 12/25/15 holiday. We will all be looking forward to coming home throughout the holiday season and enjoying our festively decorated community!!!

Decorative Rock: Several owners have added decorative rock to their yards. We look forward to seeing several more this upcoming year.

The Board would like to thank the residents and owners who continually keep their houses and yards neat and clean. This not only promotes our property values, it shows our pride of living and owning in this community.

2015 At a Glance

-Several new cacti were planted at the entrance, we hope you are enjoying their beauty and the overall look. Bill Sievers continues to volunteer several hours a year planting and up keeping the cacti in the community. A very grateful "thank you" to Bill! Bill has also helped several owners with the replacement of their "dusk to dawn" light sensors.



- Monte Vista had a great year financially with minimal delinquencies and the ability to stay within the budgeted costs. Because of this, the semi-annual assessments will remain the same. We appreciate all the owners who pay their assessments on time which minimizes the cost for reminder notices. Please visit the website for valuable information and resources.

- We continue to receive complaints about the condition of Cardell Circle. Please call the City (791-3154) and your Ward 3 Representative Karin Uhlich (791-4711). The more complaints they receive the more likely they are to repair the street.

Monte Vista is a great place to live and own. We appreciate all of our wonderful and thoughtful neighbors. Have a Happy Hanukkah, Merry Christmas and Happy New Year. Jan Raffler, Bill Sievers & Richard Clark.

Monte Vista

C/o Copper Rose Community Management
6601 E. 22nd Street
Tucson, AZ 85710

