



# Monte Vista

Homeowners Association  
December 2016 - Newsletter

[www.montevista-hoa.com](http://www.montevista-hoa.com)

## SEMI-ANNUAL ASSESSMENT



**Reminder** - Your 1st half semi-annual assessment payment in the amount of \$150.00 is due on January 1, 2017 and is considered late if received after January 31, 2017.

## Current Board of Directors

**Bill Sievers, President/Treasurer**

**Richard Clark, Secretary**

### Association Manager

Amanda Williams, Copper Rose Community Management

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## Happy Holidays!

### THE HOLIDAYS ARE HERE !!

We will continue our holiday decorating contest this year. The last three years have been a great success. The 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 12/25/2016 holiday, and they must be removed within 30 days after the 12/25/16 holiday. We will all be looking forward to coming home throughout the holiday season and enjoying our festively decorated community!!!

## 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.

## 2017 Board Meetings

**January 25, 2017**

**April 26, 2017 & Annual Meeting**

**July 26, 2017**

**October 25, 2017**

**All meeting are held at 6:30PM at the Lighthouse YMCA.**

**Front Doors/Windows:** Have you inspected your front door and windows recently. There are several front doors in the community that are faded and/or sun damaged that are in need of refinishing. It has also been noted that some windows have lost the seal between the panes causing them to be discolored and reducing their insulation effectiveness. The Association will start sending notices in 2017 so please be sure to inspect your doors and windows.



**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.**

## **2016 At a Glance**

-Several new cacti were planted by the guest parking and rock work was completed in the landscaping and curbstrip on Walnut and Blacklidge. The rock layer is helpful in weed control and enhances the overall appearance of those areas. We will be making some landscape upgrades to the common area basin and right of ways to recognize Monte Vista as a "Habitat at Home" community with the Tucson Audubon Society. If you are interested in making your property more bird friendly, please email Amanda at Copper Rose Community Management and she will email you the report with ideas on how you can make your property more bird friendly.

- Monte Vista had a good 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. [www.montevista-hoa.com](http://www.montevista-hoa.com)

**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. Bill Sievers & Richard Clark.**

Happy  
Holidays!

*Monte Vista*

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

