

Sunrise Canyon HOA

February 19, 2019

Dear Residents:

Recently you were asked for suggestions/comments regarding improvements to our neighborhood and HOA. We have compiled that information and it falls into the following areas of interest:

1. **Landscaping**—we have employed AAA Landscaping for many years. After using various companies in the past, AAA has proven to be the most reliable and efficient. Upon hiring, AAA surveyed our common spaces and divided it into 4 sectors. Each week, its crew works in a particular sector so that during a month period, the entire HOA common spaces receive service. On occasion, AAA is asked to address a situation in a sector that is not on their schedule, but for the most part, it follows the sector plan.

a. **Entrance Ways**: Many comments were submitted about the landscaping at the entrances to our HOA. Over the past several years, we have paid particular attention to these two areas and they have been improved. For those who commented about improvements being done, please submit a proposal and/or pictures so we know what you have in mind. Once we receive them, we can proceed to make improvements, if feasible.

b. **Stump Removal/Irrigation tubing removal**—The primary reason the stumps have not been removed is the cost. Stump removal is expensive and given the number of stumps we have in our common spaces, removal has been cost prohibitive. That being said we are currently obtaining bids from another landscaper and if the cost is affordable we will look into removing some and/or all of them.

The old irrigation tubing has been removed.

c. **Other sectors of the common area**—our HOA common spaces are quite extensive (refer to the map posted in the pool area). Accordingly, over the years, the areas that we have focused on for landscaping have been those that impact the appearance of our HOA. That is not to say that common space areas like those behind the homes on Strada de Rubino and Via Vigna haven't had trees removed, brush cut back, etc. Once again, there are monetary considerations

that must be considered. In 2018, landscaping accounted for approximately 45% of the HOA expenses.

- d. Trimming—trimming is part of the “AAA sector servicing.” But, it is not conducted year-round. We have relied upon the expertise of the company as to when and how to trim certain plants and bushes within the HOA such as Texas Rangers. As one can notice throughout our community, some people like their plants shaped, some like them free-flowing, etc. What is unattractive to one resident is not necessarily unattractive to another. Again, we have relied upon the expertise of the landscapers to do what they consider the most appropriate trimming. But, in the past we have also accepted neighbor’s requests to trim according to their desires.
  - e. Rocks/Gravel—we embarked on a section by section plan to spread rocks/gravel throughout the community. We were prohibited from doing it all at once (cost again). There are still a few areas, such as the area to the north of the mailbox on Rubino, that need rocks/gravel. That’s on the agenda.
  - f. Trees—we just finished having mistletoe removed from the trees in the common spaces as well as trimming and clearing out dead branches, etc. It was extensive and expensive, but it also improved the appearance of our HOA and will serve to keep our trees healthy. Since this doesn’t need to be done yearly, we will be able to do other projects next year not involving trees. The palm trees in the pool area will be trimmed this year and every other year thereafter as it is cost effective.
2. Pool—the pool is serviced by E-Konomy Pools. It has serviced our pool for many years and overall has proven to be the most cost-effective.
- a. Heating—several responses suggested heating the pool year-round. For about the past 10 years, we have not heated the pool in the winter/cold months. We now turn the pool heater on in the spring when the daytime temperature consistently enters the 80’s and we turn the heater off in the fall when the daytime temperature consistently gets below the 80’s. There were two reasons why the HOA voted years ago to not heat the pool during the winter/cold months. First, very few residents used the pool in those months and the cost savings was considerable. Actually, our pool usage is even low in the summer. The spa is heated year-round.
  - b. Spa—a few comments were made about the spa not having a cover or a cover that is not effective. The spa does have a heat-retaining blanket. But, when

there are winds carrying debris, some of it does get into the spa which will necessitate residents using the screen to clean it before use. There have been only a few occasions when the spa was unusable due to other than blown debris such as problems with the treatment process and the pool service company has been contacted to correct the situation.

- c. Furniture—several suggestions addressed pool furniture. We had several old chaise lounges and several old chairs. They have been discarded. We plan to replace some pool chairs in the spring when Costco carries them in stock.

3. **Lighting**—several residents suggested new lighting at the entrances and at the mailboxes.

- a. Entrances—there is no electrical power available at the entrances, so we are dependent upon solar devices. About a year ago, Ed Seale volunteered to install solar spot lights at the entrances. The HOA purchased them and he installed them. Solar lighting is adequate, but not too bright and the lights don't last too long. Several months ago, Vince San Angelo noticed that both lights at Via Rosmarino were not functioning. He also checked the lights at the Rubino entrance and it appeared they were functional. The HOA purchased four new solar spotlights for the Rosmarino entrance and they are providing enough light at night to know this is Sunrise Canyon. Vince has now installed four new lights at the Rubino entrance.
- b. Mailbox lighting—has the same problem of no electrical power. At the sac meeting one of the other associations tried solar lamps and they were stolen. Most people who check their mail after dark drive to the mailbox and their headlamps provide ample light.

4. **Miscellaneous**

- a. Bill Pay—a few residents inquired about paying association dues on-line. Many of our residents pay their association dues with on-line Bill Pay through their respective banks. The bank then sends a check to the HOA address. There is no charge for bill pay services. Using other third-party vendors such as PayPal or credit cards incurs a fee. Several residents drop their checks off at the Treasurer's home—which is perfectly acceptable, easy, and costs nothing.
- b. Mail Boxes—several residents mentioned replacement of mail boxes. The current mail boxes are old and are due for replacement. The board is currently in discussion with the Post Office regarding this matter.

- c. Reserves—several suggestions dealt with increasing the HOA reserves. Two years ago, we increased the HOA dues to build up our reserve. In 2018, we were able to put \$15,000 into our reserve fund. In addition, the treasurer did not renew the HOA CD because it was only generating .07% interest (about \$11/yr.). In addition, he closed the HOA reserve account which was generating about \$2/yr. in interest. He opened a Money Market Account at BBVA Bank with an interest rate of 1.90%. The combined funds in this reserve should generate over \$650 in interest in 2019. Our reserve is still comparatively low, but progress is being made to build it up to accommodate large future expenditures such as paving.
  - d. Property Upkeep—there were several comments regarding resident maintenance of their properties such as garage door painting and trim. Last year, the board surveyed all garage doors and notified those owners whose garage doors needed repainting. All of them corrected the deficiencies. At the last annual meeting, the President asked home owners to maintain their property in accordance with the CC&R's.
  - e. Community involvement and social activities—Shelby Rigg has scheduled a community party for the second year in a row—kudos. Resident involvement remains a big issue. The board continues to operate without an architectural committee, a pool committee, and a tennis court committee. We do have a volunteer representative to SNAP and the Sunrise Council. The board has had to assume the duties of the missing committees. We have repeatedly asked for volunteers at the annual meetings to no avail. If we had a Social Committee, it could schedule low-cost social events for the community.
5. Single-mentioned issues
- a. Potential Development—a question arose about the possibility of allowing development in vacant areas of the community property. The vacant area that we own cannot be developed because of zoning.
  - b. Additional trees—a suggestion to plant additional drought and mistletoe resistant trees was suggested. Additional trees were planted in some common space areas last year. As we have to cut down certain trees, we will continue to plant new ones. Replacement trees that have been planted in the common spaces are drought and mistletoe resistant varieties.
  - c. Communications—one resident asked that HOA communications be sent to both he and his wife. The Treasurer mentioned at the last annual meeting that if anyone wanted more than one member to be included as an addressee to

notify the board. We again ask any resident who wants both parties to be included as addressees to notify the board.

d. Bank Statements—a request to present bank statements at the annual meeting was made. The treasurer’s report and handing out copies of the annual budget at the meeting should suffice for financial information. The current year bank statements are stored at the Treasurer’s home and may be viewed by any property owner upon request.

e. Conflict of Interest—an inference was made regarding conflicts of interest by board members. We know of no such issues. The suggestion was to not allow board members to hire any vendor who does work for the HOA. The board doesn’t feel that this suggestion merits consideration since there have been no reports of any conflicts of interest over many years and it unnecessarily restricts board members from using qualified vendors. But, this issue will be included in the agenda for the next annual meeting for discussion.

f. Solar Panels for the pool area—the solar panel estimates were included in the minutes of the last annual meeting. Note that solar panels are to provide electricity for the pool area only, not for heating the pool—that is provided by gas. For information on the discussion of the solar panels and the outcome, please refer to the minutes of the last meeting which can be found on our Homeowners Webpage.

The Board hopes that this information is a helpful response to the suggestions and comments submitted by our residents. If you desire any additional information, please feel free to contact a member of the Board.

Thank you,

Allan Wright—President

Vince San Angelo—Treasurer

Shelby Rigg--Secretary