
COMMUNITY UPDATE

Cottonwood Square & Commons

— 2022 SECOND QUARTER —

DO YOU KNOW WHAT HAPPENED TO THE MAILBOX SIGN HOLDERS?

In a recent act of vandalism, someone ripped down all the sign holders posted to our community mailboxes. The HOA received prior approval from our local USPS to use these sign holders as an effective way to communicate important updates to residents. Whoever was responsible for this vandalism also robbed the community of an easy & inexpensive means to communicate important announcements in a way most visible to all neighbors.



If you have information about what happened to these sign holders, please contact us immediately.

COMMUNITY REMINDERS !!

- The final phase of last year's street project to apply the top coat seal will **now be scheduled for June/July**. Notice to residents will be provided ahead of time once project dates are scheduled with the contractor.
- The community garage sale will now be attempted for late summer or early fall due to higher priority items

SPRING 2022 PLANTING DAY



Get ready for explosions of color!

The landscaping crew & the HOA Vice President spent Saturday, March 12th adding much-needed landscaping to homeowner yards and the entryways at Elm St and 16th St.

Here's a brief overview of our efforts:

- ★ **15 new trees planted**
- ★ **Added 56 new shrubs, accent plants, and privacy hedge plants**
- ★ **Completed retaining wall planting at the clubhouse**
- ★ **Added landscaping to 18 homeowner front & side yards**
- ★ **Completed the pool area landscaping**
- ★ **Flagged 15 homeowner yards for decorative red rock boulders**
- ★ **Removed misshapen and dying rosemary shrubs**
- ★ **Cleaned up dead wood front yard honeysuckle shrubs**

NOTE: Due to unforeseen irrigation repair needs encountered in March, community planting will resume in September/October. The next plant order for the fall season will be dependent on remaining funds in the annual budget allocated for landscaping. Those who contacted the board but did not receive plants in March will be prioritized in the fall.

GUEST PARKING & ENFORCEMENT

The installation of Guest Parking and additional No Parking signs is mostly complete. Guest parking is defined as visitor vehicles who need **parking for 72 hours or less**. The HOA coordinated with landscapers and AZ 811 to identify utility/irrigation lines beforehand to ensure a safe project for both contractor and residents.

Visit the Owner Info section on CSCHOA.com for additional information regarding guest parking or to request an extended guest parking pass.

Homeowners are encouraged to contact Alpha Towing at (928) 567 - 5130 after May 15th to report abuse of these guest parking spaces. It is the responsibility of the caller to confirm the car is parked 1) illegally or 2) abusing guest spaces for personal resident vehicles. Alpha Towing is available 24 hours a day, 7 days a week.

Homeowners should utilize garages, driveways, and legal street parking areas for resident vehicle parking. *The board will be assessing common areas to identify opportunities to provide additional resident parking - this will be a long term project.*



YOUR HOA AT WORK

With no signs of slowing down, the HOA board volunteers have been hard at work continuing to address outstanding maintenance & repair needs, including:

- Scheduled annual termite treatment with a focus on impacted landscaped areas
- Ordered remaining additional pool lounges, side tables, and reclining chairs
- Treated beehive found in an exposed wall corner at the clubhouse
- Scheduled street sweeping services for May
- Removed tree with invasive roots damaging resident block walls
- Replaced clubhouse restroom light bulbs
- Fixed leaking hose bib & mold found at the clubhouse
- Addressed empty pooch poop bag dispensers

LOOKING TO MAKE A DIFFERENCE IN YOUR COMMUNITY? VOLUNTEER ON THE BOARD!

We welcome Denise R. who joined the board last month. The board has open seats available for interested volunteers (only homeowners can apply). We are still searching for a Secretary and at least two more Members.

If you're looking to volunteer your time and want to make a difference in our neighborhood, please contact board@cschoa.com or call Community Manager Debbie. Volunteers can expect to spend 2 hours a month or every other month attending a board working session. Assignments are split up among volunteers to share the workload and email is the primary form of communication to build a transparent, inclusive, and efficient board.

The more people that serve, the more we can accomplish for our community ~



SECURITY SYSTEM UPGRADES

After completing an extensive review of available options and assessing our security needs, the board has approved a system-wide upgrade of our security system. The security system oversees the clubhouse & pool areas. Security cameras and key card access points will be upgraded to protect both residents and HOA property investments. The installation of the security equipment will take place before pool season starts on Friday, May 6th.

The upgraded security platform will include (and is not limited to):

- Upgraded security cameras with high resolution video feeds
- Real time notifications for alarms and motion detection
- Cloud storage for playback when needed
- Updated alarm sensors
- Multi-level key card door access

We will also be adding lighting where needed to brighten dark corners and illuminate the clubhouse entryway in the evening. To clean up the pool/clubhouse exteriors, old security cameras and disabled/broken sensors will be removed.

Only **authorized users** will have access to the security video feed and alarm notifications. Security protocol measures will be put in place to handle emergencies or reported crimes. Privacy of pool & clubhouse guests will be respected however abuse of these areas will not be tolerated.

POOL KEY CARD ACCESS

Key card access is needed to ENTER and EXIT the pool area. As a result of the upgraded security system, all pool access cardholders are REQUIRED to rekey their physical access key cards. This can be completed in one of two ways: 1) **bring your key card to the clubhouse during staffed hours** or 2) **send a picture of the front of your card to vicepresident@cschoa.com** (the front is the side with the HID logo imprint and typed number). **You will not be able to gain access to the pool until your key card is rekeyed.**



NEW: You will now need a key card to access the public restrooms at the pool. The restrooms are not accessible outside of pool hours.

POOL MONITORS NEEDED! Earn extra spending money this summer \$\$\$

The board wants to offer members of our community the first opportunity to apply for a part time pool monitor position. We are seeking a few candidates who can be available for at least 12 hours per week (3 days a week @ 4 hours per shift). To learn more or apply, email board@cschoa.com or contact our Community Manager, Debbie at Kinney Management by calling (480) 820-3451 ext 201.

OPENING Friday, May 6th

CLOSING Sunday, October 23rd



VACATION RENTALS

Per our CCRs, short term vacation rentals are NOT ALLOWED. Leases of at least 30 days or more are required. To residents: be on the lookout for possible short term vacation rentals! If you suspect a property is being used as a short term vacation rental or see a neighbor's listing on an Airbnb or Vacation Rental site, please contact us.

Violations sent to homeowners are sent on behalf of the HOA and do not name whoever made the report.

STAY CONNECTED

Your HOA wants to hear from all neighbors - homeowners or residents. We can't address what we're not aware of, so don't hesitate to reach out and share feedback.

- Find us on Facebook
- Join our email distribution list
- Contact us by phone or email (see below)
- Submit Contact Form available at CSCHOA.com



Did you know? EVERY HOA NEWSLETTER IS AVAILABLE AT CSCHOA.COM

Every newsletter and community notice is available at CSCHOA.com under the Minutes & Newsletters menu. This content is open to the public. We strongly encourage homeowners who rent their properties to share this information with tenants. We do our best to mail newsletters to all residents, including renters.



*The HOA can only address issues brought to our attention. We encourage all residents, **homeowners and renters**, to contact us with ideas, suggestions, or items in need of repair/maintenance.*

If you've ever found yourself complaining about something in the community, be sure to share that complaint with us by using any of the communication methods noted below.

CONTACT INFORMATION

There are several ways to contact your HOA:

- ❑ **PHONE:** Call (480) 820-3451 ext 201 to reach Community Manager, Debbie Tribioli
- ❑ **EMAIL:** board@cschoa.com
- ❑ **WEBSITE:** Use the Contact Form located at CSCHOA.com
- ❑ **FACEBOOK:** <https://www.facebook.com/groups/cschoa>

