



# COMMUNITY UPDATE

## Cottonwood Square & Commons

— 2022 SUMMER UPDATE —

### HELLO HOMEOWNERS!

Your board has been very busy gearing up for the opening of the pool and numerous other projects that Amanda will outline in the rest of this literature.

I wanted to take a moment to give a special shout out to our new Kinney Management representative, Glendaliz Wooddisse. In the past 60 days of joining the team she has shined and has really stepped up to the plate to help with numerous tasks.

If you see Glendaliz out and about in the community please make it a point to say hello and give her a warm welcome.

Sincerely,

**John L.**

**CSCHOA President**

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### STREET TOP SEAL PROJECT SCHEDULED

**MONDAY, JULY 25TH AND FRIDAY, JULY 29TH**

Please read the enclosed notification from Holbrook Asphalt to learn more about what to expect during the week of July 25th when the final phase of our street project is completed. They will also post notices the week prior to remind residents of the upcoming work.

As with previous street projects, the HOA will tow vehicles that block contractor equipment to the overflow parking lots at C3 Church at 16th Street and Fir Streets. Vehicles will be towed at the expense of the HOA to maximize the coverage areas & to protect the investment we made towards preserving our community streets.

**Trash pick up will occur the morning of Thursday, July 28th. If weather prohibits the completion of the street work, the streets will be closed on another day. Check the mailboxes for last minute information if we need to reschedule.**



## WHAT'S HAPPENING IN OUR COMMUNITY

### COMMUNITY UPDATES

- Taylor Trash increased their 2022 services rates which resulted in a \$6k+ annual increase for our community.
  - Trusted community painter, Roger Merrill of Sedona Valley Painters, completed the pool deck coating in time for the opening of our pool season.
  - Our pool service contract vendor, Vortex, drained, then deep cleaned & scrubbed our community pool.
  - Vortex has been coordinating with Glendaliz & our HOA President, John, to address a number of issues, including the need to replace old pool equipment and tackle gas issues discovered in the pool equipment room
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### POOL & SPA UPDATES

- As a reminder, the pool & spa are open daily from 7am - 10pm !!
- The pool & spa water is checked DAILY by both Vortex and clubhouse staff to ensure safe & balanced water.
- Recycling is now offered at the clubhouse & pool goers are encouraged to recycle trash - see the bulletin boards at the pool for accepted recycled items (use the bin with the blue lid).
- NOTE: Pool closures are at the discretion of the HOA board & typically when there's visible & audible rain, thunder, or lightning - **pool goers swim at their own risk**
- The pool closes promptly at 10pm - pool goers who abuse this & other pool rules will temporarily lose access to the pool



### SHADE WARNING!

If you plan to attend the pool or spa, you are encouraged to consider the dangers of sun exposure. The board is researching shade options that can withstand our monsoon winds. Until that time, shaded spots in the pool area are limited.



## SECURITY SYSTEM UPDATES

- Phase 1 of the security system upgrade is complete!
  - New security cameras & sensors were installed while security equipment from the last 10 years was taken down.
  - The privacy of pool & clubhouse guests will be respected however abuse of these areas will not be tolerated.
  - **Phase 2 is now scheduled for July 14th & 15th - pool access will be managed by clubhouse staff while the new keypad is installed at the pool gate**
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## WEBSITE UPDATES

- New **Frequently Asked Questions** available at CSCHOA.com
    - Located under Owner Info
    - Questions & answers will be added continuously
  - New **Landscaping Info** section available
    - Here you can find information regarding our community's landscaping efforts & maintenance
    - **Planting Guidelines** for our community now posted in this section which outlines the standards we established for our landscaping needs
    - **Plant Selection Guide** is now available to learn more about the plants we use & why - these are tried & true plants that thrive in our area, are water-wise, and maintain the aesthetic of our community
    - **Landscaping Request Form** is an online form where homeowners can report landscaping issues or needs, including uploading pics to expedite the response to your request
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## CONTACT INFORMATION

There are several ways to contact your HOA:

- ❑ **IN PERSON:** Visit the CSC Clubhouse any day between 8am - 6pm
  - ❑ **PHONE:** Call (480) 820-3451 ext 201 to reach Community Manager, Debbie Tribioli
  - ❑ **EMAIL:** [board@cschoa.com](mailto:board@cschoa.com)
  - ❑ **WEBSITE:** Use the Contact Form located at **CSCHOA.com**
  - ❑ **FACEBOOK:** <https://www.facebook.com/groups/cschoa>
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