



# COMMUNITY UPDATE

## Cottonwood Square & Commons

— 2022 FIRST QUARTER —

### MINUTES FROM 2022 CSC HOA ANNUAL MEETING AVAILABLE ONLINE

Thank you to the homeowners who attended this year's annual meeting on February 2nd. Participants joined via Zoom and also braced the cold to join us in person at the clubhouse. Minutes from the meeting are posted and now available online at CSCHOA.com.

### STREET PROJECT TOP COAT SEAL

The final phase of last year's street project to apply the top coat seal will be scheduled for April/May. The date will be communicated to residents with advance notice when scheduled. Cars will need to remain off the streets during scheduled dates and will be towed if needed. Rainy weather may prohibit work at which point the dates need to be rescheduled.

### HOUSE PAINT REQUEST FORMS - ONLINE ONLY


Moving forward, house paint request forms can only be submitted using the online form available at CSCHOA.com. Kinney Management will no longer process written requests for house painting. Approvals are emailed within 24 hours of online submission. Kinney Management will mail an official approval letter typically received 7-10 business days after online submission.

If you are not tech savvy or do not have access to submit the online form, you can call Community Manager Debbie at (480) 820-3451 ext 201. She can complete the online form on your behalf although homeowners are still responsible if non approved colors are used after the work is completed.

Homeowners can repaint their home the same current color if preferred but prior approval is still required. Call Community Manager Debbie or email [board@cschoa.com](mailto:board@cschoa.com) with the specific color codes before scheduling work. Previous color must be one of the formerly approved house paint colors.

### LOOK FOR NOTICES POSTED TO MAILBOXES

In an effort to minimize expenses for signage and maximize visibility to residents, the HOA board will post notifications to the side of mailboxes whenever possible. Be sure to check for these notices as they will change often. Residents can join our Facebook group or sign up for the email distribution list as another method to stay in-the-know with updated information. See last page for details or visit CSCHOA.com to sign up.



## STREET SWEEPING SERVICES

The board has decided to schedule ongoing street sweeping services as regular community maintenance. These services will help tremendously during monsoon season to clear debris and blockages. Services are completed quarterly and will be done during February, May, August, and November (weather permitting).

## ANNUAL TERMITE TREATMENT

Ongoing termite treatment will continue throughout 2022 to address exterior HOA spaces and affected landscaping. It is our goal to treat where possible and remove landscaping that is too far gone. Treatment will only be applied to areas managed by the HOA. It is the responsibility of the homeowner to treat interior and backyard termite infestations.

## COMMUNITY REMINDERS !!

- Trash cans are required to be put away before Monday morning. They must be moved out of visible sight from public areas when stored.
- Holiday decorations can be displayed up to 30 days before the holiday and must be removed no later than 15 days after the holiday

## GUEST PARKING & ENFORCEMENT

In an effort to maximize available guest parking spaces, the HOA board has decided to officially claim community plot areas for designated guest parking. Most of these spots are currently being taken up by resident vehicles. **PLEASE CONSIDER THIS ADVANCE NOTICE THAT LONG-STANDING RESIDENT VEHICLES USING THESE SPOTS WILL BE TOWED AFTER 30 DAYS FROM THE DATE WHEN GUEST PARKING SIGNS ARE INSTALLED.**

- There are 8 spots along 18th Street to be used for guest parking.
- There are 4 spots along 16th Place near the Elm Street entryway to be used for guest parking.
- There are 5 parking spaces located at the CSC Clubhouse to be used for guest parking and pool monitors.
- There are 2 spots along East La Puerta to be used for guest parking.

Guest parking is defined as visitor vehicles who need **parking for 72 hours or less**. If residents will have a guest that requires parking for more than 3 days, contact the board or Community Manager Debbie to request a long term parking pass. This is not necessary if visitors are parking in garages, driveways, or legal parking spots along the street.

Homeowners should contact Alpha Towing 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.

The board is currently coordinating with a contractor to install Guest Parking signs. Once scheduled the date will be communicated to residents and vehicles **MUST BE MOVED** during the sign install. Vehicles that remain parked in these spaces during this time will be towed at the owner's expense.



## EMERGENCY CURB PAINTING

The curb facing the Elm Street entryway was painted red and marked with 'No Parking' signs to prevent illegal parking. This will allow clear access for emergency and utility vehicles. Residents are encouraged to call Alpha Towing to report vehicles parked illegally along this curb.

## LANDSCAPING UPDATES

Our landscaping crew has been removing dead plant and tree materials throughout the winter to make way for new plantings. Irrigation is plugged any time a plant is removed to prevent water waste.

We have confirmed planting dates for March to replenish nearly 100 shrubs & trees (weather permitting). The focus for this year's planting schedule will be on homeowner front yards.

**Have issues with your front yard landscaping?** Make sure your home is on the list. Contact us at [board@cschoa.com](mailto:board@cschoa.com) or call Community Manager Debbie at (480) 820-3451 ext 201. Dedicated VP volunteer, Amanda I., will review your yard layout to determine plant needs. Submissions should be sent **by March 1st** to ensure your home is included in the first wave of plantings for this season.

*NOTE: Plant selections are made from a short list of what is used within our community. Plant guidelines will be posted to CSCHOA.com later this year.*

## SPRING CLEANING COMMUNITY-WIDE GARAGE SALE

The board is considering hosting a community-wide garage sale this year. Attendees to the 2022 CSC HOA Annual Meeting in February responded positively to the idea of a coordinated garage sale effort. Individual garage sales are prohibited according to the CSC CCRs.

Planning for the garage sale will include a focus on logistics to avoid traffic and parking inconveniences. Details regarding the community-wide garage sale will be communicated to residents beforehand once plans are finalized.

## 2022 POOL SEASON DATES

*Who else is already thinking about warmer temperatures?* This year's pool season dates are now available to get you excited about relaxing poolside.

**OPENING** Friday, May 6th

**CLOSING** Sunday, October 23rd

The board will be ordering additional pool furniture to replace old lounge chairs and patio furniture not suited for sun exposure. Commercial-grade pool furniture that can withstand our Arizona sun will be ordered and available before pool season begins.



## WIFI NOW AVAILABLE

Pool guests will enjoy free wifi this year at the clubhouse during the 2022 pool season. Access to join the wifi network will be managed with password access. Pool monitors will regularly change the password and post the current password on the bulletin board located at the pool.

## LOOKING TO SERVE YOUR COMMUNITY? VOLUNTEER ON THE BOARD!

The CSC HOA board has open seats available for interested volunteers (only homeowners can apply). If you're looking to volunteer your time and want to make a difference in our neighborhood, please contact [board@cschoa.com](mailto:board@cschoa.com) or call Community Manager Debbie.

## COMMUNITY GUIDELINES

The board is actively working on producing approved guidelines to supplement our CCRs. These efforts will be ongoing to provide transparent clarity for non specific conditions used to enforce community violations and further define design requests. These guidelines will be used to protect both the homeowner and the HOA in managing community aesthetic and maintenance which directly impacts property values.

## STAY CONNECTED TO YOUR NEIGHBORS

In an effort to keep our community informed & engaged, the HOA board is introducing two new methods of communication. **These tools are available to both homeowners & renters.**

### FACEBOOK

We created a closed, private Facebook group intended for residents of Cottonwood Square & Commons. This group can be used for neighbors to report issues or maintenance repair needs throughout the community, and to share information among neighbors. Residents are encouraged to join the conversation! The HOA board will also utilize this group to communicate announcements, emergency information, or last-minute changes.

### EMAIL LIST

The HOA is managing an email distribution list to communicate announcements, emergency information, or last-minute changes. Email addresses remain secure and are never sold or shared. We'll never spam your inbox or send marketing materials not related to community events.

Visit [CSCHOA.com](http://CSCHOA.com) today to join ~

## 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](mailto:board@cschoa.com)
- ❑ **WEBSITE:** Use the Contact Form located at **CSCHOA.com**
- ❑ **FACEBOOK:** <https://www.facebook.com/groups/cschoa>

