



# COMMUNITY UPDATE

## Cottonwood Square & Commons

— 2021 END OF YEAR WRAP UP —

### NEXT COMMUNITY MEETING

Join us on **Wednesday, December 1st at 6pm** for the first in-person community meeting since early 2020. We will meet at the clubhouse and look forward to those who are able to attend. Masks are recommended but not required. Refer to our website, CSCHOA.com, for last minute changes if state-wide restrictions shift before December 1st. The HOA is prepared to host a Zoom meeting if we're unable to meet in person.

**This meeting is open to homeowners only.**

### 2021 CSC POOL SEASON ENDS

Our community residents enjoyed an extended pool season this year from May 14th thru October 17th. The HOA board will be addressing cracked pool deck areas and ordering additional pool furniture before the 2022 season. Check CSCHOA.com or our Facebook group early next year for the 2022 pool season open and closing dates.

As a reminder, pool goers should **NEVER** open the gate for others. The HOA board may need to disable key card access for residents who should not have access to the pool area. Because of this, we ask residents not to open the gate for others who are not able to enter using their own key card. Residents who are unable to access the pool area with their key card should contact Community Manager, Debbie at [board@cschoa.com](mailto:board@cschoa.com).

### 3RD QUARTER FINANCIAL STATEMENTS NOW ONLINE

Visit CSCHOA.com to view the financial statements for the 2021 budget year thru the end of September 30th.

The HOA board is actively working to finalize the 2022 budget thanks to our Treasurer, Gordon. And thanks to his fiduciary insight - **we project there will be NO increase in HOA monthly fees next year!**

**GO PAPERLESS!** *You can opt to receive your monthly HOA statements emailed to your inbox. Go to Owner Info on our website for the link to register. You can un-register at any time to return to having your printed statements mailed to you.*

### 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).



## 2021 - A YEAR IN REVIEW

While the rest of the world adjusted to a new normal in 2021, the CSC HOA board focused primarily on community maintenance & repair. We're excited to see the changes throughout the neighborhood and will continue efforts throughout 2022.

***Join us on 12/1 at 6pm for a more in-depth discussion of these projects and to share your feedback.***

### COMMUNITY PROJECTS AT A GLANCE

- Completed the repair & resealing of our neighborhood streets
- Repainted all view fencing throughout the community
- Repainted both picnic gazebos
- Repainted curbside markings
- Addressed overdue repairs needed to maintain our pool, including:
  - ◆ New pool ladder handle pads
  - ◆ New pool furniture
  - ◆ Pool deck resurfacing
  - ◆ Replaced the pool water heater & pump
  - ◆ Repaired the pool lights
- Replaced all faded street signage
- Coordinated a new contract with Alpha Towing & updated Tow Away street signage
- Fixed the clubhouse roof leak
- Repaired the AC at the CSC clubhouse
- Refocused efforts regarding our community landscaping, including:
  - ◆ Removed dead trees throughout
  - ◆ Plugged all unused irrigation emitters to avoid leakage
  - ◆ Replanted two entryways with drought tolerant plants
  - ◆ Redesigned pool & common areas for a cohesive look throughout the neighborhood
  - ◆ Started replanting homeowner yards (will continue every year)
  - ◆ Planted over 12 new trees
  - ◆ Adjusted watering schedule to properly water landscaping based on Arizona state-wide standards as recommended by the Master Gardeners of Yavapai County
- Treated exterior termite infestations impacting landscaping throughout the community
- Proactively addressed community issues and escalated overdue violations
- Replaced blown bulbs highlighting neighborhood entryway signs at night



## 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](https://www.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>