

# Aviara HOA Newsletter

## Q1 2024

Greetings from the Aviara HOA Board of Directors,

Below are some important updates that you may like to be aware of:

### **Annual Meeting 2/6/2024:**

- Election was held for the open HOA board seat vacated by Chris Hechler. Al Califano was elected.
- Each Board seat runs for 3 years.

### **Board Officer Selection 2/14/2024:**

- Additionally, on February 14<sup>th</sup> the election of the board officers for 2024 was held. The results are:

PERSON ELECTED	NEW ROLE	CURRENT TERM EXPIRATION
Terri Cooper	President	2025
Donna Califano	Vice President	2026
Al Califano	Treasurer	2027
Crystal Jarvis	Secretary	2026
Tom Tethal	Member	2026

### **Pre-Scheduled Meetings for 2024:**

The board has agreed to the following meetings for this year:

- May 1, Wednesday – 6pm Zoom Meeting
- October 9, Wednesday – 6pm at the Pool

### **Emergency Meeting 3/13/2024:**

Two issues were addressed and voted on:

#### **1. Pool Pump Room Water Damage**

- Water leak occurred ~14 years ago and was repaired, walls and structure were not repaired.
- Walls and supporting framing were deteriorated and deemed unsafe.
- A hole in the ceiling also is present, and source of damage is unclear.
- Three estimates for repairs ranged from \$3,500 to over \$10,000.
- Large difference in estimates was due to discount available from an individual, small business owner. Owner is licensed and insured.
- Materials used will be purple board half way up the wall with new support boards sistered to the damaged boards, the ceiling damage will be patched, and a vent pipe to the spa heating unit will be removed.
- Lowest bid was unanimously approved.

- **Repairs are now complete – walls have been repaired and attic access cover has been added.**

## 2. Safety Railing at Pool

- The uneven deck by the pergola resulted in injuries in past years. Yellow striping had been added to mitigate the risk, but members felt that was not adequate to prevent falls.
- Two estimates were obtained for a 36 inch, powder-coated railing to match the color of the fencing already around the pool. Estimates were:
  - \$1,300 with a 2-year warranty
  - \$1,800 with a lifetime warranty.
- An option of providing a more usable seating option instead of railing was discussed, but the Board indicated that regulations require a railing.
- Safety railing surrounding the raised decking by the spa is not being pursued at this time.
- Interest was expressed by members to be involved earlier in the decision making and research process. The Board is looking into the ability to add members to the Architectural committee.
- **A vote was taken and passed unanimously to pursue the \$1,800 railing option.**

Funds for these repairs will be taken out of the current street repair reserve and paid back in a regularly scheduled cadence.

## Street Maintenance

The board continues to meet with the city of Scottsdale regarding the possibility of having them take over the maintenance of our streets. We are still in the application process and have a lengthy application to fill out and return to them so that a hearing can be scheduled. **If anyone has a contact on the City Council that might be able to help us socialize our request, please contact Kinney Management.**

## Financials Update:

Current funds compared to 1 year ago.

Fund	End of December 2023	End of January 2024
Single family – Operating	\$10,184.87	\$16,742.18
Single family – Common	\$3,428.60	\$4,579.50
Single family – Street	\$54,562.12	\$55,176.04
Townhome – Operating	\$6,952.91	\$7,164.38
Townhome – Common	\$17,289.36	\$18,743.80

Concern was raised regarding expenses outpacing dues collected. Board investigation is ongoing.

## Reminders/Special Notes/Requests:

- Spring has sprung and due to the abundant rain we have had, we now have lots of weeds -- please be sure to remove or treat for them.
- For safety please be sure that young children are accompanied when using Avira common areas. Children love to climb, but the trees here are a soft wood and can easily injure a child when limbs break.
- All exterior changes, alterations, and additions including painting must be submitted via the **"Submittal Form"** located on the [aviarahoa.org](http://aviarahoa.org) website. Once completed, please submit via email to: [DesignReview@KinneyManagement.com](mailto:DesignReview@KinneyManagement.com)

**Contacts:** For Repairs, questions, CC&R violations, complaints, to be added to email mailing list -- [kevin@kinneymanagement.com](mailto:kevin@kinneymanagement.com)