



Oasis Verde HOA

Newsletter

Dec 2020

The recent proposal of amendments to our HOA's CC&Rs, were not approved. After talking to several residents, it seems that we may not have done a good job of explaining why we feel this is necessary.

Our HOA has several different pages of CC&R's, some of them embedded in other documents, making them hard to locate. If we can compile all of the CC&Rs into one document, new homeowners as well as current ones, will have access to them and they would be readily available. The current CC&Rs are more restrictive in some of the areas and are not current with new HOA laws and City of Mesa guidelines in others. The HOA would not be changing how we enforce the CC&Rs. There are no changes in violation procedure, nor would new or additional fines be put in place.

There were also some questions as to why we need to update our CC&Rs when we can just have the City come out and take care of any issues. The HOA sends a notice stating that there is something which needs to be corrected and there is not a fine attached. The City of Mesa does issue a fine if the violation is not addressed in a timely manner. The HOA does not alert the City of Mesa for violations unless violation letters have been repeatedly ignored.

The Board does not go around searching for violations. If there is something noticeable or is a safety concern, then we do send out a violation letter. The Board does not dictate your house color, the landscaping, or choice of décor. However; we do ask that you keep your

yard in order, that houses are kept in good repair and trailers and boats be kept to the side of the yard. The Board also sends out good neighbor letters to thank homeowners for keeping their homes and yards in order.

In summary, if you compare the current CC&Rs to the proposed ones, there is little change. It would just be convenient to have them compiled in one document.

With this explanation in mind, we hope to put it to a vote again next year.

CURRENT BOARD BUSINESS

BYLAWS: The Board recently had the Bylaws updated. Bylaws are amended and approved by the Board as needed. They will be available on the website and through your E-mail. **(If you have not already done so, please provide your e-mail to receive the most current updates on HOA business.)**

DISCLOSURE FEE: The Board also approved a fee for a "Disclosure Statement" on the sale of homes within the HOA ~ not including refinancing. The treasurer is responsible to email or fax requested information to both the title company and the buyer. This information is usually copies of the Oasis Verde CC & Rs, Bylaws, and a questionnaire from the title company about insurance, current dues and if dues are paid. If requested the current year's budget will be included.

These documents take time to process and costs are incurred to the HOA. In the past the HOA was not reimbursed for these expenditures. By assessing this fee, the cost will be covered and the additional funds will be put in the general fund. Revenue from the Disclosure fees will assist with yearly budget expenses.

DUES: The Board also approved a \$3 increase in dues for 2021. The Annual fee will be \$40.00. Assessment will be mailed out in January along with the ballots for the 2021 Board.

Please keep in mind that the HOA Board is made up of neighbors and homeowners just like you and are voluntary. The Board does not receive any compensation for serving. If you have a question, suggestions, or a complaint we would like to hear from you; however, please do it in a respectful manner and in the spirit of co-operation. If we all work together we will continue to have a well-balanced community; one that we can all be proud to be a part of.



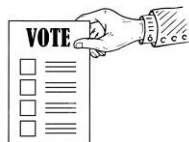
BOARD POSITIONS AVAILABLE:

If you have about a few extra hours we would love to have you join us. There are three meetings a year ~ lasting about an hour. Your input is valuable. Even if you don't choose to run for the Board make your voice heard by attending. If you are interested please e-mail your name to:

Oasisverdehoa@yahoo.com

Ballots, dues statements, and budget letters will go out the first part of Jan.

This year, according to the new By-laws, ballots will have to be signed in order to count. Please vote, and pay your dues upon receipt of the letter. Ballots will be counted at the next meeting in Feb.



**The City of Mesa
Dumpsters will be in our
neighborhood on April 24th – 28th.
This was the earliest date
available.**

Important Numbers to Call:

Mesa Police: 480-644-2211 (non emergency)

Fire: 480-644-2400 (non emergency)

Street Light Outage: (602) 236-8888

Animal Control: 602-506-7387

Emergency: 911

Traffic Accident Hotline: 511

City of Mesa Graffiti: 480-644-3083

Noise Disturbances: 480-644-2211

Trash Barrel replacement: 480-644-2221 or complete an online service request. (Free replacement and Repair)

Maricopa County Vector Control has established a West Nile virus hotline. Residents may call 602-506-0700 and select from the menu.



Communication is important in a HOA.

In order to make information readily available to all community members, we have established a Web Page and a Facebook Page. The Facebook page is available for you to post recommendations, items for sale, Questions, etc. The site is monitored so anything offensive will not be posted.

HOA Web Page: Oasis Verde HOA

HOA Facebook Page: Oasis Verde HOA

HOA E-mail: Oasisverdehoa@yahoo.com

Next HOA Meeting:

Feb 9th 7:00 PM Bashas'

Ballots will be counted and new positions on the Board determined.

**A VERY MERRY
CHRISTMAS
and Happy New Year!**