

**LA TIERRA CONDOMINIUM ASSOCIATION**  
**Board of Directors**  
**c/o Mark E. Mershon**  
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December 11, 2018

La Tierra Condominium Owners

Re: La Tierra Condominium Association

This is an update of what has been happening or going to happen around the Association.

Electrical Updates. We just got done this summer with a big electrical project where we rewired all of the electrical posts, lights, and put in new photocells. Hopefully, this will make the property safer and have a lot less maintenance issues. We are updating some LED lighting around the lanai and grills that have suffered damage from summer storms.

Pine Trees. You might have noticed we have been losing quite a few pine trees. This is due to a pine disease that is going through the Valley. Some is "blue stain" and some is "pine wilt." Apparently, the diseases are caused by beetles or microscopic worms from beetles that affect the plant, so the water-bearing portions of the tree are unable to perform their function and die. There is no remedy for this, and quick removal of the trees keeps the disease from spreading further. We will be going through and replacing different trees on the property with trees that are more indigenous to the area to avoid future problems. But you can see the look of our Association has changed substantially.

Landscaping. We have redone the watering system, and after the underground electrical was done, hopefully, we are getting all the kinks worked out and the grass will be overseeded this year. We will be replacing some areas where we can't get seed to grow with some granites for maintenance purposes. We hope to add some more bushes now that the water system has been upgraded and is dependable.

Pool. The pool will be receiving a new, higher aluminum fence that will hopefully be less maintenance in the future and will protect the property better.

Pigeons. The pigeons are back again. We will commence trapping, which seemed to work last year, and hopefully, it will be successful this year, too.

Staircases. On Buildings 2 and 3, we replaced four staircases that were starting to fail structurally in the metal foundations. We will be going through the whole complex in the next year or so to see that all the staircase structures are sound. Apparently, when the staircases were first built in the 1970s, they were not properly built.

Spa. You may have noticed the spa has been down. We are putting in a new spa filter pump, which will probably be in by the time you receive this newsletter.

Roller Sunscreens. The Board has upgraded the rules and regulations by adding a provision for roller sunscreens for porches only. These can be done with Board approval. See attached new rule and regulation. Note: the sunscreen must be mounted into the wood headers, be fully retractable, cover the

full area, have a similar look to the screening throughout the complex, and nothing can penetrate the stucco ceiling or walls.

Property Valuation. It appears that the valuations of everyone's units are going up, and so are the prices of your units. We have had less and less violations of the CC&Rs, as everyone seems to be getting on board and complying with the program. We have enclosed the forms for submission of your HVAC drip lines and dryer vent clean outs, which need to be done and submitted to the management company. Also, attached are the pet registration forms.

Annual Meeting. The next meeting of the Board will be its annual meeting on January 23, 2019, at the clubhouse. Hope to see you there. We encourage you to apply to be a member of the Board and run for election.

Please contact Jocelyn Hooley the Community Manager, or Tawnti George the Community Administrator at Vision Community Management if you have any immediate questions or concerns. The phone number is (480) 759-4945.

Very truly yours,

La Tierra Condominium Association Board of Directors

Mark E. Mershon, Treasurer