

Happy New Year!

CHANGES TO RESIDENTIAL LOTS AND IMPROVEMENTS: Per 5.19 of the Keystone Owners Association's Conditions, Covenants and Restrictions (CC&R's). No changes may be made without approval from the Architectural Committee. Owners must submit an architectural request for changes being considered. The request must be approved before work starts! To do work without approval may result in a fine or a direction to remove the change. Please make sure you are in compliance. (This paragraph is not intended to replace the provisions of the CC&R's. This paragraph is paraphrasing the actual document).

2024 BUDGET: The 2024 Keystone budget was approved by the Board of Directors at the October 2023 meeting. Due to rising costs the monthly assessment has increased by \$4 to \$124 monthly. And by now you should be aware that how and where you make your payment may be affected. Still unsure, then call Samantha at Vision Management. You can contact her at accounting@wearevision.com. Or call her 480-759-4945 ext 1172 and leave a voice message.

Or, you can go to the Keystone website (www.keystoneowners.org). At the Home page, look under Pages and Documents. Click on "Important! Changes in Monthly Payment Instructions." Sign in is not needed.

WHERE DOES OUR MONEY GO? The annual budget is \$242,544.00. 46% goes to landscaping and maintenance of the lots and common area. That includes the weekly mowing, trimming, and debris collection. It also includes tree maintenance, replenishment of shrubs, and the repair of our aging irrigation system. The cost comes down to \$13.30 a week per lot. Hard to think that we could hire someone for a little over \$13 a week to perform these tasks. The remainder is used to maintain the pool, administrative and legal costs, and the contribution to the Reserve Account. The budget meetings are open to owners every year.

KEYSTONE WEB-SITE: Vision Community Management maintains a website for our community. The Association also maintains a web-site: www.keystoneowners.org
Latest approved meeting minutes? They're there. Roller bearings for our original windows? The info is there. Can't find a tub stopper that fits? It's there. Approved exterior paint colors? Yup. A copy of the Conditions, Covenants & Restrictions? They're there. Please make a note of our web-site address: www.keystoneowners.org

PROPERTY MANAGER: Audrey Cadillo is the Keystone property manager. She can be reached at Vision Community Management at 480-759-4945 extension 1200.