

October 1, 2023

From the Casa Montana HOA President

Hello neighbors,

We held our HOA Board of Directors meeting on September 19<sup>th</sup>. Thank you to those who attended the meeting. The next meeting is November 14<sup>th</sup> 3PM at the Holland Center. You can always find the date and time of our meetings on the Carefree 60 website, and I will try to remember to put out the sign.

A few highlights of our meeting:

We have formed two new committees to help keep our community looking beautiful.

Landscape: Headed by Jim Temme, several residents have volunteered, and they will make recommendations for us to consider regarding plants, The Ramada area and water usage. The water rate is going up and the City may require reductions in the future so we need to have a plan.

Architectural: Headed by Phil Chmiel, they could use a few volunteers to review changes to your landscaping, yard, or structure/dwelling and insure they follow our established guidelines.

Residents should have received a Project Update from the City regarding the Carefree Highway Improvements. They are expanding the highway from two to four lanes with a center landscaped raised median island. There are also plans for bike lanes, shared use path/trail with drainage improvements and utility work. A public meeting will take place later this year so we will let you know so we can express any concerns we may have (road noise).

At our last Social, many of you liked the idea of having our Ramada lights up all year long. I am happy to report that our Ramada lights will be going up soon. Speaking of Socials, our next one is planned for November 3. Save the date.

The Board discussed the current state of our 2023 budget and general reserves. Our Treasurer, Sue Hutchins, along with Lissa Johnson of our property management company have done a superb job of analyzing the 2023 budget and contributions made to our reserve account. In January of 2022, our General Reserve Fund was \$69,626.95 and it is projected to be about \$56,000 YE 2023. The inflationary pressure on our expenses is taking its toll and slower home sales from which we receive a Reserve Fund Contribution will adversely affect the contributions we have enjoyed in the past. Our reserve fund is what we use to fix or replace community property and fixtures at the end of their useful life. Our Reserve Analysis Report and responsible governance suggests our Reserve Fund should be much higher. Your Board has determined that our 2024 Budget should include a larger contribution for our reserve fund. To that end, we are increasing our HOA assessment for 2024 to \$170 per month. This will allow us to increase our reserve fund by \$14,800. We are taking this action now to avoid much larger assessments in the future. We realize it is a big increase but in looking at HOA fees in Scottsdale, the average is \$150 - \$250 per month. Also, homes in HOA communities are worth 5% - 6% more than similar homes outside an HOA.

By the way, effective next month, your payment should be mailed to:

Carefree 60  
C/o Vision Community Management Processing Center  
P.O. Box 93866  
Las Vegas, NV 89193-3866

If your account payment is automatic using Echeck or ACH, nothing will change.

Thanks to all our Board members and we hope each of you have a cooler Fall.

Roger Ridings