

HOA NEWSLETTER

Rosemont Regency Association

August 2026

RRA Mission Statement:

To preserve and enhance our community by providing a beautiful, well-maintained environment for the common benefit and enjoyment of all residents.

From the President (Mary Whitnell)

Date: August 19, 2026

Greetings Neighbors,

Ballots have been counted and the [special assessment](#) passed. With [40](#) yes votes, [7](#) no votes and [7](#) who did not vote, we were well past the two-thirds majority that was needed. This has to be a record number of votes returned in any election in Rosemont Regency. [Whatever your vote, this is this is fantastic!](#)

It warms my heart to see this kind of community involvement and commitment. Not one of us is thrilled about having to pay \$1,540 now or ever. The majority of you understood the assignment, took the time to educate yourselves about the need for a special assessment and voted accordingly. Thank you!

There are wonderful stories about people who went above and beyond. We have two brand new homeowners who voted for the special assessment without question. They understood the value of community maintenance and voted yes.

Another homeowner, who lives in Wisconsin and does not have a computer, submitted a paper ballot with a yes vote and took the time and effort to return it via overnight mail so it would be received in time.

Special thanks to Vision (our management company) and our lawyer, Kelly Oetinger, for their assistance and direction during this effort.

Lastly, I want to thank the RRA board, Special Assessment Committee and Lynn Pressnall. This was a huge undertaking that has been in the works for over a year. Countless hours have been spent gathering information and doing community outreach. You all are the best!

**RRA Board of
Directors
2026-27**

**Mary Whitnell,
President**

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**Suzanne Brown,
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**Mike Steele,
Director,**

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Alisha Smart

**Vision Community
Manager**

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More information will be coming soon about how and where payments can be made. I know some of you want to pay asap, and we will work with Vision to accommodate that.

New Property Manager

Welcome to Alisha Smart, our new property manager from Vision. Jessica has left to start her own business and we wish her success. We are

very fortunate because Alisha has previous experience in property management so we have not missed a beat.

PARKING

HERE WE GO AGAIN!

Reminder: Guest parking is only for guests. Guest parking is allowed for 10 days with a permit.

PARKING VIOLATIONS ARE RAMPANT

If this does not pertain to you, just scroll on by. The majority of our residents understand the parking rules and abide by them. Your compliance is greatly appreciated.

Unfortunately, some folks think these rules do not apply to them. While we understand that times have changed, vehicles are larger and many of our driveways and garages will not accommodate larger vehicles and trucks, one must understand the lay of the land.

When you buy a property in Rosemont Regency, choose to rent a property, inherit a property or have a family member move in with you, parking should be taken into consideration. We certainly make this very clear.

If you know your vehicle will not fit in the garage or on the driveway prior to moving in, what is your expectation?

Do you think it is okay for your vehicle to stick out several feet into the street? Is it okay is to take one of our few guest parking spaces to park your vehicle indefinitely? Is it okay to park on the street overnight? Do you think rules that have been in place for years should be changed for you?

The answer to all of these questions is NO.

Parking rules exist for a reason.

*Our street is narrow and not conducive to having vehicles parked on it. This is why we have guest parking. Please ask your visitors to use it.

*Vehicles that park on the street have caused damage to our irrigation system too many times to count. The sprinkler heads are very close to the street and often get run over and broken, costing money to repair.

*A garage and driveway come with every home. Garages are not meant to be storage units.

*We want to avoid looking like a used car lot with cars parked all over the place.

*We own the road and must pay for its maintenance.

Lately, we have an uptick of vehicles parked in guest parking and on the street overnight with no parking permit displayed. Since we often don't know who is affiliated with these vehicles, it becomes difficult to enforce the rules. Placing a warning on the window often does nothing.

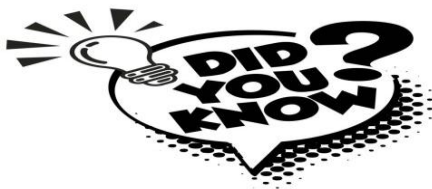
As noted by signs in our guest parking areas, we have the right to tow vehicles that are in violation of our rules. Towing vehicles is a last resort. It is

If you are one of these vehicles, please take this seriously. The board tries to work with people as much as possible. We know that extenuating circumstance exist. When someone is working with us to solve the issue, we will cooperate as

something we have never wanted to do. However, with the blatant disregard for the rules, we may have no choice.

best we can. Please communicate with us so we know your situation. We are not unreasonable. It is disappointing and frustrating when folks assume the rules do not apply to them and have no regard for them.

This information was in the last Newsletter. Since we have some new owners, it is being repeated.



HOA FACTS:

- When a deed to a unit in Rosemont Regency is accepted, the purchaser becomes a 1/54th percent shareholder in a non-profit corporation. It is agreed that one will abide by obligations created by our governing documents. Whether the home is purchased, inherited, being lived in by a family member or being leased, everyone is subject to our governing documents.
- At its inception in the early 1980s, Rosemont Regency was set up as a non-profit corporation and is subject to them.
- laws affecting non-profit corporations. In that regard, it is mandatory that we maintain a board of directors.
- The legal documents that regulate RRA have provisions that bind both the community association and the individual owner. Our controlling legal/governing documents are the plat, declaration of covenants, conditions and restrictions ("CCA&Rs"), bylaws, articles of incorporation and rules and regulations.
- community association and the individual owner. Our controlling legal/governing documents are the plat, declaration of covenants, conditions and restrictions ("CCA&Rs"), bylaws, articles of incorporation and rules and regulations.
- There are different groups of people working together to manage the association. The key players are: the board of directors, owners, committee members, the management company (Vision Community Management) and community manager (Alisha Smart).
- It is important that folks recognize that the HOA board is not out to get you. The enforcement of our governing documents is essential to the well being of our community, and it is the obligation of the Board to ensure they are followed by everyone equally. Every homeowner receives a copy of the CC&Rs at the closing of escrow. Whether one chooses to read the CC&Rs is a personal decision. Just because a homeowner disagrees with or dislikes the governing documents that does not give

that person license to ignore them or to decide they can do whatever they like. Hopefully, we all take pride in Rosemont Regency and will work together to keep it viable.



Over the past few months, two new families have joined our community. Please welcome Michael and Lynn Slavinski (5013 South) and Michelle Magee, Erik Vanderwerf and baby Orin (5057 North). We are very happy you made the decision to join us.



Proof of Homeowners Insurance

The Certificate of Amendment to Declaration Re: Insurance for the Rosemont Regency Association, dated November 13, 2007, Section 2 states, in part, each lot owner shall be required to obtain at a minimum an individual fire and extended coverage insurance policy from an A-rated company licensed in Arizona that covers the property against loss or damage in an amount sufficient to cover the costs of any repair, replacement or reconstruction of the structure. must provide proof of homeowners insurance on a yearly basis. This is because we are connected townhomes. This requirement has not been being enforced since we hired Vision as our management company.

Section 2.a further states that written proof that such insurance has been purchased and is currently in place shall be furnished to the Association. The owner shall do this by naming the Association as additional insured or by asking their insurance company to include an endorsement to provide a Certificate of Insurance that includes purchase, renewal and termination notices to Rosemont Regency Association.

Since this is in our CC&Rs, the RRA Rules and Regulations state that a fine in the amount of \$100 can be imposed if a resident is not in compliance with this requirement.

Board member, Paula Maxwell is the point of contact for homeowners insurance renewals. Please email your information to her at paula.mxll@gmail.com Follow-up emails and phone calls will commence soon. Stay ahead of the game and take care of this now to avoid being fined for non-compliance

Thanks to Cindy Deitz

For the past few years, Cindy has volunteered to take minutes at our board meetings. This is often not an easy task and she does an excellent job. Thanks Cindy. It is very much appreciated.

Amendment to CC&Rs

The board's next major project is to update and amend the Rosemont Regency CC&Rs. Our current CC&Rs are outdated and vague. In addition to incorporating the three amendments that have been made over the years, we will bring the CC&Rs into compliance with State statute and attempt to make them clearer and more user friendly.

Mary Whitnell will head a committee of two board members and two community members. If you are interested in being part of this important venture, please let us know. One community member has offered to do clerical tasks.

Once we have a final draft, it will be sent to a lawyer for input and approval. Then, the final work product will be presented to the community, town hall meetings will be held, and a community vote of 2/3 majority approval will be necessary for enactment.

HOA HUMOR

