



What's Happening

Aug 13 - CVCC Happy Hour @ 4PM Clubhouse

Water Exercise M-F 9-10

Clubhouse Cleaning M 7-10

Trash & Recycling

Aug 07 - Trash-a-thon @ 8 AM

Aug 05 - Trash & Recycling

Aug 12 - Trash

Aug 19 - Trash & Recycling

Aug 26 - Trash

HOA Update from the President

President's Message - Joe Allison

Although the board is taking a break from monthly meetings until September, we are still very busy with the details involved with maintaining Colonia Verde.

We have recently replaced the pump motor at the lap pool, as the old one became very loud. We will also replace the handrails for both pools with stainless steel to improve their stability for swimmers as they enter the water. We have had a small bout with algae in the Clubhouse pool, not an uncommon event after all the rain we've received so far in July.

A reminder to all of Colonia Verde, the pools are closed at 10 PM, and the gates and Clubhouse front door are automatically locked through our new security system.

Roadrunner Security systems has performed a number of recent upgrades to our pool gates to improve accessibility and security.

Please do not attempt to adjust the temperature of either pool. That should always be left to the professionals as serious adjustments must be made to the chemicals used to keep the pools clean and safe.

We officially re-opened the clubhouse for unrestricted events, both community and private. If you are interested in having a private event, please contact Mission Management to begin that process. We have had three very successful CVCC Social hour events that were well attended, and we intend to continue them on August 13 at 4 PM.

JA&A landscaping continues to be very busy in the community. They try to quickly respond to special requests submitted either on-line or through forms available in the Clubhouse. After last year's severe drought there are lots of dead trees and other plants, please be proactive and fill out forms to get them removed.

Have a safe summer, enjoy getting back into travel, and as always, stay safe.

Property Manager Update

Who do I call if I have a question?

Call Rebekah Tolbert, your Mission Management community manager, at 520-797-3224 ext. 112. You can also send email to rebekah@missionmanagement.biz or customerservice@missionmanagement.biz.

Status Update

- Insurance policies - One homeowner is due to receive a hearing notice and one homeowner received a continuing fine notice. 8 homeowners to receive a friendly reminder, as their insurance expires in July.
- Violations - 4 homeowners are due to receive hearing notices for Architecture violations, and 1 is due to receive a final notice of violation on August 4, 2021.

Resources and Information about Mission Management can be found on our [website](#).

HOA Board Updates

The Board did not meet in July. All updates were provided via email.

Financial Focus - Jerry Foster, HOA Board Treasurer

Actual expenses exceeded budgeted expenses by about \$3,000. Our actual revenues are less than budgeted revenues due to uncollected dues by approximately \$5,100 leaving an operating loss for the first six months of \$8,100. This loss is mainly due to general maintenance and plumbing repairs.

Architecture - Renee Freedman, HOA Board Member

The Architecture team has published a vendor resource list available in the Clubhouse foyer magazine stand and on our website at <https://www.coloniaverde-hoa.com/p/What-we-want-you-to-know>.

Landscape - Rebekah Tolbert, Community Manager/Joe Allison, HOA President

As a reminder, our landscapers are here for full days on Monday, Tuesday and Thursday and half days on Friday.

Four dead trees have been removed with one more on the schedule. Please fill out a landscape form if you see a dead tree that needs to be removed. Replacement gravel is being delivered on the 29th. It will not be stored in the community park. Palm tree trimming is scheduled for August.

Community Club (CVCC) - Barbara Foster

Our Clubhouse Library shelves are overflowing with all the books that have been donated recently. Stop by and help yourselves - no check out or check in required.

The Clubhouse is now open and available for rent and use by CV residents. There is a rental agreement and fee involved and the form may be accessed online at our CV HOA website or pick up a form in the Clubhouse front entryway.

Water Conservation Report – Kealy Salomon

We seem to be holding our own on water usage. Usage for the period June 9 - July 9 was higher than the previous month, but down about 8% from the same period in 2020. Hopefully a "real" monsoon will dampen (!) the need for municipal water for irrigation.

Twelve of the 26 meters had lower usage than last year. There were no usage alerts from Tucson Water, but Meters 720, 684 and 678 were more than 40% above last year.

Infrastructure/Maintenance - Dan Ryan, HOA Board Member

Our lap pool has two new chaise lounges with two more being assembled. The metal tables and chairs at the lap pool need to be repainted and an umbrella added to one of the tables.



Signs, signs, and signs - Ray Wood has inventoried most signs used throughout

the community focusing on the Clubhouse and pools. The objective of this effort is to update signs that are fading, out-of-date or verbose and to streamline the visual layout of our signs so that it doesn't look like a collage of instructions. The font used on new signs will use the Constantia font (example is on the Clubhouse sign in a frame in the median in front the building). Ray is getting bids from 3 sign printers and will find a vendor that can produce the attractive iron frames used for house numbers. It was also recommended that we reposition signs so that people will read them.



Communications - Jane Langeman, HOA Board Secretary

We still owe you a mailing that includes the following: current pool rules, resident directory update form, house sign form, and a notice regarding the start of a CC&R review process. The reason for the delay was that we were verifying with our lawyer whether we need to continue using the Pool Hold Harmless form. Now that the Board has officially voted to rescind use of the form (done via email vote), the form has been archived.

Security - Jane Langeman, HOA Board Secretary

Mission has been cross trained in the use of our security system. Joe and Jane will continue to manage the card keys. Our security company has enhanced the mesh on the gates to the pools to prevent unauthorized access observed on our cameras.

Old Business

- **Pool Hold Harmless - Our lawyer recommended that we discontinue use of the pool hold harmless form. The Board voted via email in July, 2021 to discontinue use of the form. It has been removed from the website and from the pool rules.**
- **CC&R Update** -- We have started an effort to amend our CC&Rs led by Jane Langeman. The CC&R review will address our rental and enforcement policies. The hopeful timeline is to complete this effort including homeowner voting by Thanksgiving. More information will be shared as the project moves forward.

Next Meeting

The HOA Board does not meet in August. The next regular Board meeting will be Wednesday, Sept 15, 2021 at 6:00PM in the Clubhouse. Zoom will also be available for this meeting. Note the new meeting time. We look forward to seeing you all in person in September.

Sewer Update - The HOA is paying for sewer assessments across Colonia Verde. To-date about 40 homes have been checked with about 10 houses assessed each visit by our plumbing partner. The plumbing

company provides videos and reports for any recommended actions. Homeowners are responsible for work from their residence to the clean-outs; the HOA is responsible for actions from the clean-out to the sewer main. Actions include descaling lines and replacing lines impacted by root intrusions.

--Joe Allison

Don't Keep It! An old computer just takes up space. Let me have it – I'll take it to Rise Equipment Recycling Center where it will be taken apart and the contents properly disposed of. If the machine has Windows installed in it, I'll even wipe the hard disk for you. Call me at 885-8151 and leave a message. Sorry – no printers. --Dennis Davis

This is just for residents of the Colonia Verde neighborhood.

Musings about Gardening --Maury Johnson

Tanks a Lot! One of the best monsoons in a long time.... Finally....

The rain-meter on my back patio showed that between July 1-25, we received 8.4 inches! All the rainfall in 2020 was only 4.2 inches. So, we doubled last year's rain in 3 just weeks!

And everything alive in Colonia Verde seems to be rejoicing! Or getting a little too exuberant: a very large prickly pear on Camino San Valle toppled from the added weight over the weekend. It was removed on Monday, July 26.

Which leads me to take up Larry Dickey's call for rainwater harvesting. Last year, I had a 450 gallon water barrel installed by the company Larry had researched:

Oasis Water Harvesting in Sierra Vista, AZ; Rick Weisberg @ 520-234-7681

<http://www.oasisrainwaterharvesting.com/>

It's a very large tank but my house is right on the eastern chain-link fence property line. So it is visible only by my (understanding) next door neighbor. My townhouse is only 1500 square feet, and the rainwater that lands on the garage goes out a different scupper. But the remarkable statistic is that if we get about 1/2 inch of rain, the tank fills!

During the past 3 weeks of storms, I could have filled it many times over; there is an over-flow valve. Still: I am grateful for this large supply of water, which is carried by a hose directly into my patio garden. I can use rainwater to grow lots of wonderful flowering plants in pots. See the photos below.

If you'd like to explore rainwater harvesting, send me an email or text (contact info in CV Resident Directory).



Regular Portulacas



Vinca: The Best Bedding Plant for Arizona; Indestructable



Mexican Petunia (Ruellia Brittoniana) and in the back, Skyflower (Duranta Erecta).

Board of Directors Joe Allison, President * Open, VP * Jerry Foster, Treasurer * Jane Langeman, Secretary *Renee Freedman, Architecture* Dan Ryan, Infrastructure * **Member Committees** Bernie Stinger, CVCC **Community Management** - Rebekah@MissionManagement.biz **Chronicle Contact** Jane Langeman