

El Pájaro Press

Canoa Seca Estates II Newsletter

www.cseii.com

September 2022



Photos by Rich Metcalf

MESSAGE FROM THE SECRETARY

I am writing this article because our president, John Sucher, is in a rehabilitation facility. As many of you know, John had back surgery in June and has had several subsequent procedures to address complications from an intractable infection that followed. I know members of the HOA join me in wishing John a complete recovery.

During our August Board meeting, the 2023 Budget was probably the most important item. As treasurer Bob Allen explained at the Board meeting and in an article later in this newsletter, we experienced a financial shock due to a large increase in landscape fees. We increased assessments for 2022 by 10% to partially address the income shortfall. At the meeting, the Board voted to increase assessments another 10% or \$53 to make the 2023 Assessment \$583. There will be a small shortfall for 2023 to be covered by a savings surplus. Invoices for assessments will go out January 2, 2023. Payment will be due February 1. There will be a 10% penalty (\$58) on any assessments that remain unpaid on March 3. The January invoice dates represent a delay over previous years, but it has the advantage of including all income and expenses in the same calendar year. This will make our financial reports easier to understand since we use cash accounting. Bob also provided a report on possibly allowing homeowners to pay annual assessments electronically. He identified several alternatives along with pros and cons for each. A survey has been sent to homeowners asking which ones homeowners would likely use. Please be sure to take the survey. This information will guide the Board in moving forward.

Sam Schaen
CSE II Board Secretary

ANNUAL ASSESSMENTS

Nobody likes a rate increase of any kind. But rate increases are necessary to ensure the future as well as the present. In the preparation of the 2020 HOA budget, it was recorded as “The amount (annual assessment) is the same as it has been for the last 10 years, of \$480.00.” This meant that the HOA went 11 years without a rate increase. Ergo, the HOA income stayed the same, while expenses increased.

Canoa Seca Estates II does not paint your house, fix your roof, nor pull weeds in your front yard. What we provide is well- landscaped grounds and excellent roads. These two expense items are the biggest drivers in our budget. Two years ago, the Board asked for a Special Assessment to repave all the roads at one time. It was agreed on and the result is obvious. However, in looking to the future, the Board drew up a 20-year plan to be able to pay for repaving in the future. It was estimated, at that time, that to repave, replace the roads would cost \$650,000. To achieve that goal, we (the HOA) need to place \$32,000 a year in the Road Reserve Fund.

The other major expense we have is Landscaping, consuming 77 percent of our budget. First, some history. Five years ago, our landscaper worked twice a month and the monthly charge was ~\$1500 (\$18,000) per year. The interim landscaper charged basically the same. The current landscaper charges \$2600 per month (2023) or \$31,200 per year. This a contractual agreement. You can see that our expenses have increased some \$13,000. During this same time frame, we have only increased our income (from assessments) by \$5720 (2022).

Let’s look at this assessment increase from another side and we’ll do some math:

At \$530 assessment, the income is	\$60,950. (\$63,498 with misc. income)
Our expenses are:	Road Reserve \$32,000,
	Landscaping \$31,200
	Total expenses \$63,200 (\$72,548 with misc. expenses)

We would have to dip into our reserves to operate and that is not sustainable over the long term.

At \$583 assessment, the income is **\$67,045** (\$69,119 when other misc. income is included)

Thus, by incorporating the 10% increase, the shortfall is significantly smaller (\$3429 vs. \$9050)

BY no means is this the complete picture. We need to put money in a separate fund for emergencies. We need to increase our savings reserve. The bottom line is that we, the HOA, must realize that to pay for our future existence, we will have to increase assessments. Our goal is for annual income to equal or slightly exceed expenses and responsible reserve contributions.

Robert Allen - Treasurer

PROPOSED 2023 BUDGET

INCOME - COMPARE 2022 AND 2023		2022	2023		
ASSESSMENT		530	583		
ASSESSMENT INCREASE			10%		
HOA HOMEOWNERS DUES RECEIVED		60,950	67,045		
AREA C EXPENSES REIMBURSEMENTS		589	589		
CORTINA VILLA ROAD RESERVES		147	150		
CANOA VISTAS II ROAD RESERVE		482	500		
HOA TRANSFER FEES RECEIVED		1320	875		
OTHER INCOME - NOT SPECIFIED		10	10		
TOTAL SOURCES OF FUNDS		63,498	69,169		
EXPENSES - COMPARE 2022 AND 2023		2022	2023	INCREASE	
HOA UTILITIES		420	400	-20	
AREA C UTILITIES		400	425	25	
LANDSCAPE LABOR		30,050	31209	1159	CONTRACT
-DUMP FEES		400	0	-400	DROPPED
-PALMS, ETC.		1500	1600	100	ADD
-REPAIRS		0	0	0	
MEETINGS EXPENSES		200	200	0	
G SUITE E MAIL / ELECTION BUDDY		259	200	-59	
OFFICE EXPENSES		40	50	10	
DIRECTORIES		300	300	0	
HOA INSURANCE		1522	1600	78	PROBABLE
GVC DUES		1380	1500	120	PROBABLE
PROFESSIONAL FEES		2000	2000	0	
TAXES / AZ CORP COMMISSION		80	60	-20	
BANK FEES		4	4	0	
CONTINGENCY FUND		0	1000	1000	NEW
TOTAL USES OF FUNDS		38555	40548	2034	

NEXT BOARD MEETING



October 19, 2022 - 2:00PM (Wednesday)

This will be a virtual meeting via Zoom

ARC COMMITTEE

The Architectural Committee conducted the semi-annual walkabout on June 6th and provided courtesy notices to eight homeowners who needed to address issues. Two parking variances were granted. A compliance check was performed for a lot on Garzota, however the sale subsequently fell through.

COMMON GROUNDS COMMITTEE

We got rain!! We got wind!! We got weeds!! We got broken limbs and a Texas Ranger blown over!!

I met with Ed Knitowski, the Co-Founder of Points West Environmental on Wednesday, August 31. At the meeting we discussed a plan to get caught up after the monsoons.

On Tuesday, September 6, the crew + Ed will spray all areas for weeds. Next year he highly recommends doing preemergent to keep the weeds in better control. On the 13th, they will begin working on the golf course side of Trogon. The overall goal is to focus on one street or area each week. If I receive a Common Grounds Request, I will let them know where the request is located. I try to keep requests to the area scheduled. We have several cacti that are dying. Depending on the condition some may be left until cooler weather so the crew can focus on bushes.

Several of you have been concerned about the time that the crew is here. Ed indicated they should be here until about 3:00 this time of the year. Several of you have commented on not seeing them when you are out. If you do not see them, check back in an hour or so. If you still do not see them, please let me know and the times. Ed indicated they sometimes take their lunch break and a trip to the dump around noon but we should see them later. Legally, they get breaks during the day. If you see them sitting in the truck, please try to see how long the break lasts. Let me know the date and time-period that was involved.

Melva Irvin
Common Grounds Co-Chair

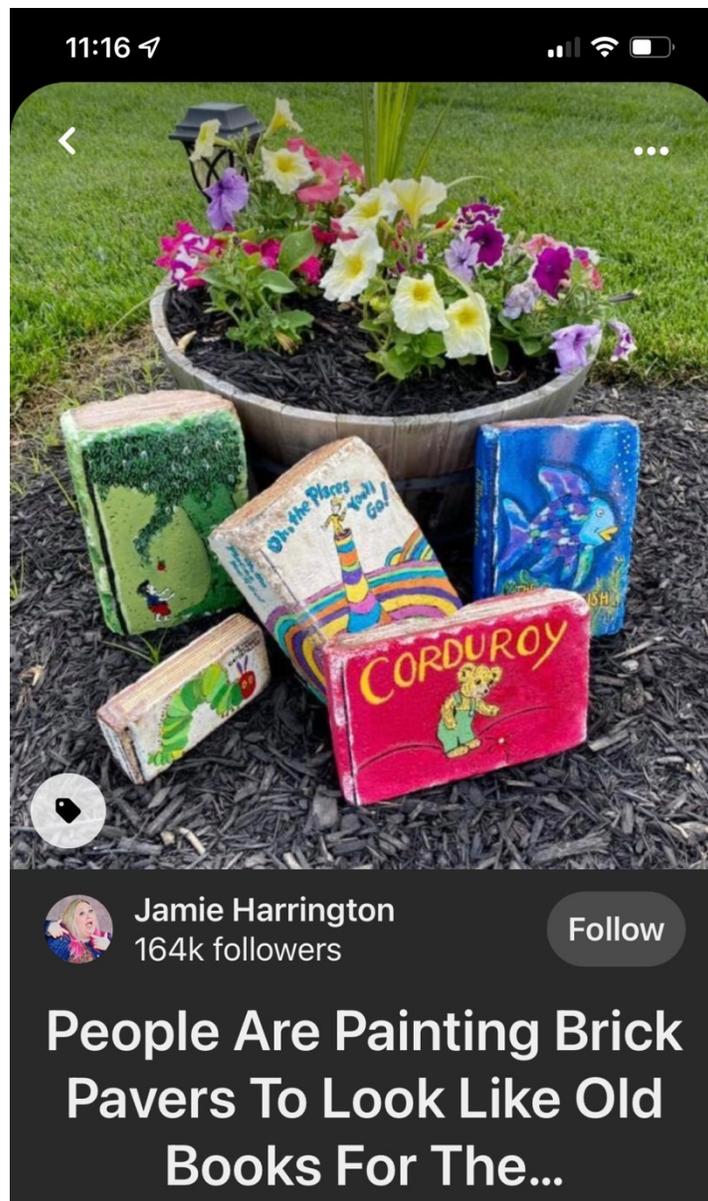
LITTLE FREE LIBRARY

Beautifying our Little Free Library

We're continuing to look for ways to beautify our Little Free Library. The Tinneys have donated about 80 brick pavers that can be used to form borders around the library.

Volunteers are needed to assist on this project, by designing and laying the bricks as well as get our grounds committee approvals. Are you an artist? Check out this idea of painting some of the bricks like books!

Email Patricia Tinney at patinney@gmail.com if you can volunteer!



BAT FAMILY

Submitted by Patricia Tinney:

I happened to look up today and guess what's up above my door? Nesting Bats! After stifling a shriek and waiting for my skin to stop crawling, I called Arizona Game & Fish department. What do I do?

She said: "How wonderful! They'll eat thousands of mosquitoes for you! Leave them alone and try to watch them leave tonight, that's really neat too! By the way when you clean up their guano, put it in your plants, it's full of nutrients!"

So...I'm trying to be a gracious host.

FYI for everyone: Wear gloves when handling dead bats or guano, they carry disease.

Update: the bats were gone the next day.



SAVE THE DATE

December 17th is the day of our annual Holiday Party.

This year we will again have a Hawaiian Luau.
The food will be catered by Mama's Hawaiian BBQ

Make sure to have your grass skirts, Hawaiian shirts and
coconut bikini tops dry cleaned!



LADIES COFFEE

Ladies Coffee - 9AM at Posada Java

See day of week rotation below

September - Friday

October - Thursday

November - Wednesday

December - Tuesday



LADIES LUNCHEON



Monday, September 26th

Noon

Stables Ranch Grille - Tubac

RSVP to Doris Sharrock by Sept. 21st

PET CORNER



Hello Canoa Seca Estates community!!! Our names are Jaspurr (Gray) and Hershe (Black and White) and we are originally from Michigan. Our people, Claire and Steve, adopted us litter mates, as kittens, from a local humane society, about a year ago. We started out as tiny kittens and grew into 12-pound long-haired cats in 9 months - WOW! We believe we have some Norwegian Forest Cat lineage in our blood. We are great buddies and love traveling back and forth from our home in MI to our place in AZ. When we are here though, and it gets hot, we love to spend time in sinks, for their coolness, and on counter tops, looking for yes, wait for it . . . BIRDS!!

We are a little shy, probably due to our age, and scurry to hide in the fireplace when strangers arrive but are very friendly and affectionate once we get to know you. So, give us a chance when we meet. And remember - we are still kittens, so it's never a dull moment around the house.



Hi! My name is Maggie!
My people, Judy and Jud, found me one lucky day at PetSmart here in Green Valley. Apparently, Judy would stop in periodically, before her shopping at Sprouts, and check out the cats. One day she saw me, and I came right up and pressed against the pet area window. I liked the looks of her, made continuous eye contact and meowed. The rest is history. She called Jud and they both fell in love with me and I went home with them. Oh, what a wonderful day that was for us all!

I've been called a chunky chick and the vet told Judy to have me drop about five pounds. The nerve of that man!! Anyway, I am a grey, white, and peachy tan color, commonly known as a short hair domestic, but the vet's office calls me a tabby/calico cross.

I love to lick Judy's hands, feet, or hair to wake her up. Then I usually eat and go back to bed in the sunlight by the slider. I enjoy chasing fake mice and tossing them into the air. I love to hunt after the sun goes down and I sneak throughout the house looking and sniffing for prey. Most of all, though, I love to help Judy read, use the computer, and watch TV. What are pals for, right?

Living in the desert is okay, as long as I can sit in front of an open slider and hear the birds. I don't really like staying inside though and even if Judy built some type of pet enclosure in the backyard, I would still want to get out. I know that being inside is for my safety and I know, for sure, I am one lucky cat, to have found Judy to be my special person.

MONSOON SEASON

With our monsoon rains come beautiful photos



Photo by Bob Allen

Photo by John Sucher



Photo by Ginny Lippert

BOARD OF DIRECTORS

President: John Sucher
Vice President: David Lovell
Secretary: Sam Schaen
Treasurer: Bob Allen
Mbr At Large/ARC Chair: David Day

COMMITTEES

ARCHITECTURAL (ARC)

Chair: David Day
Members:
Trogon –David Lovell, Todd Merrill
Tordo – Ward Olsen
Urraca - Bill Barkley
Garzota – Sharon Perkins
Picamaderos – Altie Metcalf

BLOCK CAPTAINS

Chair: Sandy Anderson
Board Liaison – Sam Schaen
Estelar: Susan Friedrich
Garzota: Jack Gardner - Winter
Larry Bennett – Summer
Picamaderos: Jill Pawlowski
Alternate: Brenda DiPanfilo
Reyecuelo: Terrie Hodson
Tejedor: Doris Sharrock Alternate: Peter Martin
Tordo: Sam Schaen Alternate: Peggy Miller
Trogon: Susan Friedrich Alternate: Kent Tuggle
Urraca: Mike Ketchen

COMMON GROUNDS (tree trimming & maint.)

Co-Chairs: Melva Irvin
Susan Friedrich
Board Liaison David Lovell
Members:
Larry Bennett
Marie LeRoy
Lyle Lininger
Pat Molick

COMMUNICATIONS

Chair – Barb Wray
Board Liaison – John Sucher
Database, Email, Directory: Sandy Anderson
Resale Manager: Sandy Anderson
Newsletter: Ginny Lippert
Webmaster: Barbara Wray
Alternate: Sandy Noreen

FINANCIAL REVIEW

Chair: Suzie Martin
Members:
Ginger Johnson
Phil Suter

GOVERNING DOCUMENTS

Chair: Sam Schaen (acting Chair)
Board Liaison –
Members: Leslie Kush
Mike Noreen

NOMINATING

Chair: Peter Martin
Members: Bill Barkley
Sandy Hill

ROADS

Chair:
Board Liaison – Dave Lovell
Members: Mike Noreen

SOCIAL

Co-Chair: Doris Sharrock
Co-Chair: Marilyn Gaizband
Board Liaison – Sam Schaen
Members:
Laurel Brink Julie Carter
Dianne Jurgens Claire Marshall
Carlene Munro Barb Nelson
Jill Pawlowksi Judith Roberts
Julie Stewart Phyllis Sucher

WELCOME

Chair: Leslie Kush
Board Liaison – Bob Allen
Trogon/Estelar – Leslie Kush
Tordo – Marilyn Gaizband
Urraca – Lynn Shinnick
Tejedor – Doris Sharrock
Garzota – Leslie Kush
Reyecuelo – Tamara Bohn & Jim Barker
Picamaderos – Leslie Kush

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CSE II Representative to GV Council

Representative: Patricia Tinney
Alternate: Gary Karger