

## Colonia Grande Casitas

### AUGUST 2010 Newsletter

It has been a hot summer so far and no signs of let-up or at least until October. Remember to drink lots of water.

There have been some changes in the community and others that are coming.  
Curbs have been painted red “No Parking zones”

The pool locks have been repaired and the spring adjusted. Please remember:  
Keep the gate closed at all times.  
NO GLASS bottle of any sort permitted.  
The pool is for the use of residents and there guest.  
All children under the age of 14 must be accompanied by an adult >18 years.  
Clean-up when you leave, remove all pool toys and personal belonging.

Several stairwells have been repaired with weather stripping along the edges.

Community light fixtures have been repaired.

Building maintenance changes for August

Roofs have been inspected, and the will be sealed and cleaned. This will include cleaning out rain gutters.

**The goal of all community associations is to maintain the values of the property and assist with making Colonia Grande Casitas a place to be proud of for all residents. With this in mind, there are a number of things that you as residents and owners can do to help.**

All balconies need to be maintained and cleaned. We had asked a number of the owners to remove their barbeques. Everyone’s cooperation has been appreciated as this is a safety issue per the City of Gilbert Fire Department.

If your balcony has dead plants or old items sitting out, please remove them from the view of your neighbors.

Sweeping off your balcony on a regular basis – this can make a big difference for everyone.

The lower units; please clean out your lower window basement areas – remove the debris.

Take a look at the screens on your windows, if they are tattered remove them or get them replaced.

Remember to pick up the dog feces after you have taking your dog out for his/her walk.  
This is a health issue for everyone's pet and not the responsibility of your neighbor.

The garage doors are not being maintained, many of them are battered and need to be repaired or replacement. Some need to be painted to match the buildings.

The asphalt in the parking area is in need of replacement however, this is an expensive item for the association at this time. The costs are being reviewed by the Board of Directors. We need everyone's cooperation on the upkeep and maintenance of the community.

Violation letters will only be sent to the owners. If you have tenants in your unit, it will be your responsibility to forward the information to them. If a fine is assessed, you will be the responsible party for payment.

**If you have balances on your accounts that you feel are not correct, it is the responsibility of each owner to contact Jeanne at Preferred Communities and provide them with the necessary documentation. Starting in September you will no longer receive monthly statements; a coupon book will be sent to all owners. You can go on the website for payment information with your assessment at [www.gothoa.com](http://www.gothoa.com); Colonia Grande Casitas is listed under Communities. The availability to view the CC&R's is also on their website.**

**Late fees will begin in September – your payment is due no later than the 15<sup>th</sup> of the month.**

The maintenance of your community comes from the assessments that are paid each month, both short term as well as the long term needs. There are a number of items that have been listed that need the attention of everyone. The Board of Directors is working hard to make this community the very best – you make a difference.

If you have questions or concerns, contact Jeanne Parsons, Community Manager at 480.640-2017 ex 301 or email [Jeanne@gothoa.com](mailto:Jeanne@gothoa.com).