



May 21, 2021

From the President:

The trees and landscaping outside your patio walls belong to the Association which maintains them and makes decisions based on the common good, not individual request.

Join us at the mailboxes at 9:00 a.m. this Saturday, May 22, for a Board workshop tour of the property with arborist Benjamin Filmore of Tree Doctor. He will present the Association's plans for our property's trees.

Participants in last Saturday's Stucco and Paint walkaround reported that they learned a lot. See the brief overview below.

The landscaping Board workshop walkaround with Andrew Roberts of Terra Verde is scheduled for Saturday June 5th at 7:00 a.m. Please note the date. In the last newsletter, I reported a non-Saturday. I apologize for the confusion.

June Olson

Save the Date: June 10 Board Training

An open Board Training meeting will be held on Thursday, June 10th at 6:30 p.m.

Transition Update

By now, you will have received a letter from Preferred Communities. Korin and her team have set up your new account numbers and await completion of your Resident Information form. Our community's documents will soon be available on the gothoa.com website where you can access your account on the portal. Follow the letter's instructions set up your account and passwords after June 1 and for payment options.

New neighbors

The Pueblo welcomes to the family of Art and Kim DiMinno to our community! The family includes young children, adding to our growing youth population. We encourage everyone to watch for kids on bikes and playing on the property.

Reminder

Pets: You are responsible for managing your pets to ensure the safety of others. Dogs must be leashed at all times and kept under your control.

Summary of the Stucco and Paint Walkaround

Contractor Jon Massey's tour of typical stucco damage on the property was informative. Since the problems are found throughout the subdivision, it was only necessary to view one example of each. Besides, it was very hot.

Every home has been inspected to evaluate its paint and stucco and rated for its repair priority. The good news is that the majority of our homes are in at least adequate shape for paint and the rest need specific stucco repair against potential water incursion. Stucco damage does not mean the entire building must be re-surfaced. In most cases, small area patches are sufficient.

Aside from stucco, with an eye toward saving money on painting, Jon heartily recommends changing from a flat paint finish to satin. Satin finish contains more reflective qualities which help prevent oxidation and repel environmental pollutants. Flat finish on a flat surface means more frequent paintings and more expense. He had several other suggestions to save money including painting an entire cluster the same color rather than each home a different color. These are just suggestions.

Upon Board request, the Construction Chartered Committee will be charged to explore this issue with other vendors before further recommendations can be made to the Board.

To keep things in perspective, Jon told us that our community is "lovely" and the sky is not falling. However, if we can address the root causes of structural cracks and employ painters to repair cosmetic cracks, we will increase the aesthetic appeal and value of our homes for years to come.

Here is a photo gallery of typical stucco damage and their orientation.



Cracks large enough for potential water incursion-west side



Cracks in several directions-west side



Crack after 10-year-old repair-south side



paint peeling-west side