



May 27, 2021

Walkarounds are the first step in the process of determining action on the Pueblo's buildings, landscaping, trees, etc.

Each session has included one professional's assessment and a suggested palette of options.

Chartered committees will now put all suggestions on the table, explore homeowner opinion, weigh cost-benefits, etc. The committee's conclusions and recommendations will be presented to Board at open meetings.

If interested in either the Grounds or Construction committee, send your name and your committee of choice to Korin (korin@gothoa.com).

Upcoming dates to Remember:

June 5 7:00 a.m. Andrew Roberts of Terra Verde – Irrigation issues

June 10 6:30 p.m. Board Training Workshop with Korin
ZOOM instructions forthcoming.

Transition

We began the new management search in January at the request of Henry Stein with approval of the board. Henry recognized that it was time to move to a smaller, local company that would be more responsive to our needs. This transition comes to fruition on June 1st. However, FSR will continue to cooperate to provide documents and wrap up financial matters on an established timetable.

The Preferred Communities website (<http://gothoa.com>) includes our public documents (Homeowner Resources-Documents/Forms-Documents-Pueblo at Andersen Springs), as well as the Online Payment Portal. **Don't forget to set up your account.**

Submit work orders by calling Preferred (480-649-2017) or through the website's public page or online Portal. Submit architectural approvals to arch@gothoa.com.

Korin and Preferred now replace FSR for all matters. They are your first line of communication. Now all notifications will be sent from Korin and Preferred. In order to contact board members, call or email the Preferred Management staff who will route your query to the proper person. Remember: Individual board members cannot approve or implement work orders.

Board Positions

Jessie Agler has resigned from the board for personal reasons. We thank him for his service.

Because of the number of issues on our collective plate we should increase the size of our Board and would like to add two more members. Interested owners should be in good standing and be ready to roll up their sleeves to enact board-approved policies and facilitate chartered committees. If interested, submit your name to Korin (korin@gothoa.com).

Trees Walkaround Summary

On May 22, Benjamin Fillmore of Tree Doctor gave us a primer on tree care and maintenance. We had an informative tour of the trees on our grounds. Homeowners and board members had a number of questions. How can we reduce tree maintenance costs while retaining the aesthetics of the community? How do we protect our trees during the current drought conditions? How do we plan for the CAP water cutbacks that will hit the state in 2023? What are the big cost-benefit decisions that we should be making regarding existing and new trees? Could we reduce maintenance costs while also improving the viability of existing and new trees?

The general answer is that we can responsibly trim maintenance costs, conserve water usage, get better tree functionality by understanding the characteristics of each tree species and by gradually introducing more trees that are suitable for the Pueblo and our budget.

Benjamin noted that there is no “perfect” tree, but there are more suitable tree varieties that would help reduce maintenance costs. For example, mesquite trees (which require a lot of water and are messy three times a year) are costly to maintain. They require extensive and expensive (because of thorns) yearly pruning while others, like the tipu tree, need less costly trims every few years. Mesquites are also triple whammies since their sap and refuse stain and cut the building, roof and parapet surfaces, raising our building maintenance costs. They affect the budget in in one more way. The constant debris from mesquites demands more frequent blowing and extra pool cleaning which also increase operating costs.

Some trees, like Sissoo trees, have invasive roots that can affect walkways and patios. Other trees, like the Ficus, are naturally very large trees. On our property, we have planted them in confined spaces, requiring yearly trimming to prevent branches from scraping the surfaces of the buildings. Ficus leaves and berries also add to blowing costs.

Benjamin suggests creating a list of trees that are better adapted to our landscape and less costly to maintain and gradually moving toward replacing labor-intensive trees with more sustainable varieties. In looking around the community, he also suggests creating a patio tree list to help owners select suitable trees for their patios.

The Grounds Committee will work with his recommendations to devise a comprehensive tree plan for the community’s common areas. While we all have opinions on landscaping, remember that 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 requests. Join the committee or respond to committee surveys to make your voice heard.