

# Sundial West IV

## Community News

June 2020



### 2019- 2020 Board of Directors

**President:** Manny Soto  
**Vice President:** Larry Harmon  
**Treasurer:** Rebecca Maier  
**Secretary:** Jan Glahn  
**Director:** Bruce Baughman  
**Director:** Rita Riggs  
**Director:** Mike Ruthkowski

### Community Management Company



Preferred Communities  
480-649-2017  
[info@gothoa.com](mailto:info@gothoa.com)  
[www.gothoa.com](http://www.gothoa.com)  
Mon – Thur 7:30 – 5:00pm

Contact Preferred Communities regarding anything HOA related.

#### **After Hours Emergency?**

If there is an emergency in the common areas after hours, **please call 480-649-2017** and leave an emergency message (option 1). Please note: we do not monitor our email afterhours.



#### **MyAccountPortal**

<https://gothoa.com/myaccountportal>

Sign up for Access to your HOA account to view your balance or any violations and make payments online. Board Meeting minutes are also available on the MyAccountPortal. You must have an email registered with Preferred Communities to sign up.

## 2020 Board Meetings

**Due to COVID-19 and the Social Distancing Guidelines, until further notice, the Board Meetings will not be held in person, but will be held by ZOOM video and phone conference. All homeowners are encouraged to attend!**

All open Board Meetings start at 6:30pm. The Zoom Meeting information will be sent to all homeowners via email and will be available on the website 1 week prior to the meeting. If we don't have your email address, please contact Preferred Communities at [info@gothoa.com](mailto:info@gothoa.com) to be added to the distribution list.

**The remaining 2020 Meetings currently scheduled are listed below.**

July 14, 2020 – Board Meeting

October 13, 2020 - Board & Annual Meeting

Please note: The Board of Directors meets in Executive (closed) session immediately before each Open Board Meeting, pursuant to ARS 33-1804 Paragraph A1 thru A5, respectively.

## Do you know your Neighbors?

Please watch out for your neighbors. If you see suspicious activity CALL THE POLICE. We have seen an increase in crimes in the community in the last month.

The best way to keep crime down in a neighborhood is for the neighbors to know each other. Do you know who lives next door or across the street from you? If someone suspicious were to walk onto their property, would you notice?

If you are interested in joining Neighborhood Watch, please contact Preferred Communities at [info@gothoa.com](mailto:info@gothoa.com). This is your community, take action!



We hope everyone celebrates the 4<sup>th</sup> of July and our great nation! But, please remember that fireworks are prohibited in all common areas, parks & washes in the community.

---

## Proposed Bylaw Amendment

Over the last 6 years Sundial West IV has struggled to meet the quorum requirements in order to hold an annual meeting and elect Board Members. Section 2.04 of the Bylaws mandates that 25% of the members must submit a ballot, otherwise, quorum is not established. What happens when quorum is not established, the current Board Members remain on the Board until quorum is established.

There are 423 homes in Sundial West IV. 25% of 423 is 106. You would think that it would be easy to achieve quorum. But we haven't received more than 60 ballots every year. Most HOA's governing documents only require 10% of the members to vote in order to establish quorum. This makes it easier to reach quorum, elect Board Members every year and proceed with HOA business.

The current Board Members have decided to propose an amendment to Section 2.04 of the Bylaws, reducing the quorum requirements to 10% instead of 25%. In order to amend the Bylaws, a minimum of 51% of the members must vote in favor to amend. That means we need 216 owners to vote. Voting will be available online and by email and/or mail.

Because we haven't even made the 25% quorum requirements for the Annual Meetings, we need everyone's help in achieving the 51% approval votes to pass the amendment. If you are interested in reaching out to fellow homeowners to remind them to vote, please send an email to [info@gothoa.com](mailto:info@gothoa.com).

Please watch your mail for the Proposed Bylaw Amendment in early July!

## Monsoon Season is Here!

If you have desert trees, such as, Mesquite or Palo Verde trees, it's time to have these trimmed & thinned. These trees grow fastest during the summer and become top heavy, resulting in many coming down in the wind. Contact your tree trimmer today to have your trees ready for the coming storms!



## Palm Tree Trim & Skin

No matter what type of palms you may have, June is the time to trim and skin them. For species such as date palms and other fruit bearing palms, summer months is when the debris is at its heaviest as they are flowering & bearing fruit. Trimming fruit-heavy fronds as well as any dry, dead fronds will eliminate the risk of this debris falling and causing injury or property damage. Removing expired fronds will also reduce the presence of pests such as rodents and scorpions making their homes in the shelter that these dead limbs provide. Skinning can also help reduce the pest problems in addition to giving your palms a manicured, resort look.

## Yard Parking

Did you know that parking on the landscaping in your yard is against the rules? This includes parking on the decomposed granite (rocks) in your yard. It is also against El Mirage City Code. If you do not have enough room to park your vehicles in your garage & driveway, please submit an architectural request to install a driveway extension made of cement or pavers. Save yourself the headache of receiving violation notices, fines and possible legal action and submit for a driveway extension now!

---