

## COMMUNITY BULLETIN – Dec 11, 2018

### OVERVIEW OF DEC 2, 2018 HOA BOARD MEETING

- Revenue was \$18,069 against a budget of \$18,042
- G & A expense was \$842 vs budget of \$947; Grounds expense of \$7,300 reflects monthly contract with Desert Villa. YTD ground expense is under budget by \$14,172 which is due to not receiving bills to date from Desert Villa. These will be reflected in November. Pool expense for the month was \$559 which represents some minor repairs that were not in the budget for this month. YTD pool expense is \$7,014 vs a budget of \$8,250. Utilities under budget by \$849. Largest expense was water at \$4,260 which is because of irrigation throughout the community for the over-seeding in October.
- Total expense of \$13,470 resulted in net income of \$4599 vs monthly net income budget of \$3568 for October, 2018.
- Total assets for the month ended 10/30/2018 were \$159,125 vs \$163,666 of same time last year. Net Cash position \$125,290.

The pool is currently up and running and no noticeable leaks.



ACC is currently working on getting approvals for painting the common walls and the ACC has reviewed the large tree policy and will be making recommendations in the near future.

*Copy of the HOA meeting minutes are posted on the Casa del Cielo website once they have been approved.*



A fun evening was had by all who attended the annual holiday party on Dec 6<sup>th</sup> at the Scottsdale Ranch Community Center. Around 75 residents were in attendance as we kicked off the holiday season with some very tasty appetizers and desserts. Some very creative “white elephant” gifts brought a smile to many faces. Thank you to Cam Clark and her committee for their work on putting this fun evening together.



THE BI-MONTHLY POOL GATHERINGS WILL BEGIN IN JANUARY. MARK YOUR CALENDARS FOR JAN 10 & 24. THIS IS A GREAT TIME TO CATCH UP WITH SNOW BIRDS WHO HAVE RETURNED AND TO MEET NEW NEIGHBORS. WE ASK THAT YOU BRING AN APPETIZER TO PASS AND BRING YOUR OWN DRINK(S) OF CHOICE. PLEASE REMEMBER...NO GLASS CONTAINERS. STARTING TIME WILL BE 5:00 P.M.



### ANNUAL HOMEOWNERS MEETING

January 23, 2019

Scottsdale Ranch Community Room

6:00 – 7:30 p.m.



**The Book Club will meet January 7, 2019 at noon to discuss *Before We were Yours* by Lisa Wingate. The meeting will take place at the pool unless otherwise notified.**



**Casa del Cielo Real Estate News:** All homes that were on the market last month have now been sold. We currently have one property that is in foreclosure. CdC continues to be a very desirable neighborhood.



*Thank you to all the residents who have decorated their homes so beautifully for this holiday season. Thank you to Randy Vogel for the beautiful wreaths at the entrances to our community and on the pool doors.*



Don't forget to advise your 3<sup>rd</sup> party bill payer of the rate increase on our HOA dues effective January 2, 2019. The new monthly rate is \$126.00.

Payments should be sent to:

Casa del Cielo

P O Box 60251

Phoenix, AZ 85082

Payments are due the first of the month. If not received by the 15<sup>th</sup>, a late fee of \$15.00 is assessed. Monthly notices are only sent out if the account is in a past due status. Please remember to advise us of any address/email/phone number changes.



CANADA



## **"Oh Canada Party"**

**Thursday January 17<sup>th</sup> 4:00 p.m. at the pool**

*Casa del Cielo's Canadian snowbirds would like to invite you to a special social event planned by us for you to say "thank you" to our American friends and neighbors for treating us as one of your own. We collectively feel that we live in a wonderful neighborhood that we call home over the winter months.*

*On the 17<sup>th</sup>, we would like to introduce you to some unique food, music, games, idioms and trivia about your neighbors to the north of the 49<sup>th</sup> parallel! We didn't only send you Justin Bieber ... we sent Steve Nash, Ryan Gosling, Rachel McAdams and Donald Sutherland ... just to name a few. And don't forget your Texas senator was born in Calgary!!*

*We will be providing samples of food and will have various displays of Canadian culture. Perhaps even a few quizzes! (Sneak preview ... What is a double/double?)*

*Because we are providing sample size food for everyone to taste we would like to know how many will join us. **Please RSVP to [sjekvall@gmail.com](mailto:sjekvall@gmail.com) before January 7, 2019.***

*Watch your in-box for more details early in the new year!*

Thanks!

Your CAD neighbors,

Heather Collins & Hugh Gabruch

Pat & John Good

Camillia & Doug Clark

Heather & Tom Huska

Fran & Bob Watson

Shirley & Dennis Ekvall