

Las Colinas Condominium Owners' Association Inc.

Phone: (520) 308-0040

Email: lascolinastucson@gmail.com

1517 N. Wilmot Rd.

P.O. Box 290

Tucson AZ, 85712

Update: June 2025

President's Corner Report

Dear Homeowners,

I hope this message finds you well. As we move into June, I want to take a moment to update you on key developments, ongoing initiatives, and upcoming priorities for our association.

Community Updates

At our April meeting, several important topics were discussed and shared with those in attendance:

- **Financial Review:** Our forensic accountant, Laura Danker, joined us to provide insights into the forensic accounting process. She is diligently working to reconstruct our financial records, allowing us to better understand our financial position and establish a more accurate budget for the remainder of the year.
- **Social Committee Initiatives:** Olga from our Social Committee presented exciting potential activities for the year ahead. Homeowners are encouraged to participate by completing the committee's survey to share their ideas and preferences.
- **Improved Communication:** We now have over 70 homeowner email addresses in our database, but we are striving to collect more. If you have not yet completed the informational sheet distributed in our last newsletter, please consider doing so. This will enhance our ability to communicate efficiently with you.

- Office Upgrades: Wi-Fi has been installed in the office, offering guest access for homeowners using the conference room.
- Property Transactions: Unit 257 has been sold and removed from the association's books, resulting in the recovery of approximately \$30,000 in expenses related to the unit.
- Legal Representation: We have signed an agreement with Maxwell and Morgan, a law firm specializing in HOA matters. Their expertise will assist us in addressing coverage concerns and managing collections moving forward.
- Collections Update: In previous updates, I mentioned that homeowners who were past due had an opportunity to arrange payments to become current. Thank you to those who took advantage of this opportunity! For those who have not yet done so, collection letters are being issued, and further action will be taken to recover outstanding dues.
- Financial Stability: While we are unable to fully disclose our financial standing while the forensic review is underway, we are currently financially stable and moving in a positive direction.

Upcoming Initiatives

The board has approved several projects to enhance our community:

- Tree Trimming and Repairs: Scheduled maintenance will be carried out to improve safety and aesthetics throughout the property.
- Roof Re-Coatings: A phased approach has been approved, prioritizing the buildings that need immediate attention. This project will span several months, with future recoating plans being developed.
- Cost-Saving Measures: A homeowner recommendation led us to a new bank that accepts coin deposits from washers, allowing us to streamline our deposit process. Additionally, we are evaluating options for credit card payments, payroll improvements, and

updated workers' compensation policies—all of which are expected to bring significant savings to the association.

□ Volunteer-Led Maintenance: In April, several board members dedicated a Saturday morning to removing a hazardous tree, saving the association over \$1,000 in expenses.

Encouraging Member Involvement

Your engagement is essential to the continued success of our community.

□ Many homeowners have generously offered their time and skills to assist with various needs. If you would like to contribute—whether through office/clerical work, maintenance, inventory management, or form updates—please reach out to a board member.

□ Our committees are actively seeking volunteers! If you have expertise in social planning, architecture, or grounds/maintenance, we would greatly appreciate your involvement.

Final Thoughts

As always, our shared goal is to foster a well-maintained, thriving community. We are making steady progress, thanks to the collective efforts of our board members, volunteers, and engaged residents. Your continued cooperation and support are invaluable in making Las Colinas a wonderful place to live.

Should you have any questions or suggestions, please feel free to reach out to us at:

lascolinastucson@gmail.com

Best regards,

Mickey Prock

President, Las Colinas Board of Directors



President Mickey Prock working hard removing the cracked mesquite at Las Colinas.

Maintain Your Unit

Please remember, it is the responsibility of each owner to maintain and keep in good repair all plumbing fixtures and appliances within the unit. This includes the toilets, faucets, dishwashers, refrigerators and ice makers, and all pipes and tubing which serve the appliances and plumbing fixtures. Owners must immediately notify the association of all water leaks. The association will arrange the repairs and charge the owner for the material and labor. Costs of repairs for water damage to any unit caused by the intentional or unintentional neglect of the resident will be charged to the owner.

A Helpful Tip From Glenn Elenga!

"Hey Neighbors! Pay attention to your TEP bill next month (or any recent one too) for the offer to reduce your utility bill by \$20/month (\$240/yr!) if you qualify. It is based on your gross income. Many retirees will qualify.

You can set it up online directly at: tep.com/customer-assistance

You can also set it up with a quick phone call to (520) 623-7711

The actual program name is "Lifeline".

It runs for one year from the date you applied and must be renewed every year. It took me less than 10 minutes by phone!

Good luck!"

Social Committee Members and Survey

The social committee currently has four members. They are

- ✓ Kevin Abernathy
- ✓ Joe Bubala
- ✓ Olga Chumakova Coordinator
- ✓ Rob Mayer

We have put together a survey to collect information from owners on the type of events they would be interested in participating in. The survey may be accessed by using the QR code below. Point your phone camera to open the link. Your input is appreciated.

Insurance is Important

The association maintains a blanket hazard policy. Our insurance carrier is Berwick Himes Insurance LLC.

Please remember: you need to carry a condo owners policy for your contents and liability. Your policy should include \$100,000 liability and \$50,000 loss assessment with the association as a named insured.

Please Don't Bother the Staff When They are Working

Have you ever been micromanaged when you are working? How did it feel? Most people do not like it.

Our staff are often being told to stop what they are doing or change what they are doing by homeowners. If you have a complaint, please call or email the Board. They are given their assignments by us, and we want to create a stress-free and productive working environment for them. The association phone number is (520) 308-0040 and our email is lascolinastucson@gmail.com

Interesting Las Colinas Fact

Have you ever wondered how much laundry money we collect in a month?

In the month of April, we collected approximately \$300 per week.

That may sound like a lot of money, but did you know one commercial laundry machine costs \$1950. So just maintaining and upgrading machines can get very expensive. Plus our water bill is usually over \$10,000 per month.

Thanks to owners who have made a difference in our community:

\$2000 Landscaping Project – Bill Scurrah
\$50 Donation to Plumbing Costs - Linda Collins
Providing Refreshments at the Last Board Meeting - Linda Collins

Your Money at Work

One major project the staff has recently completed is reseeding the grass. This occurs twice per year. In the spring and fall. It is no inexpensive project. The costs included for the reseeding this spring include: Grass seed (2 Bags at \$168.99= \$337.98 plus 29.40 tax), soil (70 bags at \$2.87= \$200.90 plus \$17.48 tax), and our employees labor.

Need the Conference Room at the Clubhouse?

The Clubhouse Conference Room is available for the owners to use. You need to sign up to use the conference room. To use the conference room, you may email us at lascolinastucson@gmail.com (preferred) or call us at (520) 308-0040. Please note: a check for \$50 is due at time of reservation. When the event is over and the room is fully clean, you will receive your check back.

Electric BBQ

We also have an electric grill that is available for the owners to use. It is available by the lower pool outside the clubhouse. This also may be reserved in the same manner as the conference room (see above).

When Paying Dues

A friendly reminder: Please include your unit number and the month you are paying dues for, in the memo of your payment.