

Las Colinas Condominium Owners' Association Inc.

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Update: February 2025

President's Corner

I want to thank everyone who voted in the recent election, not only for myself but for all the elected board members. We're all excited to begin making positive changes for our community.

First, some less-than-ideal news. The board has inherited a substantial amount of work. Previous record-keeping and documentation were not well maintained, and we are aware of the past issues with maintenance and organization. We are actively addressing these challenges and making good progress. We know some residents are behind on their dues, whether intentionally or unintentionally. We ask that anyone in this situation please contact us to discuss payment options. We want to work with everyone to find a mutually beneficial solution. However, as we finalize our records, those who are past due and haven't made arrangements may incur additional fees and penalties as outlined in the CC&Rs. We want to avoid this, but it may be necessary.

Second, regarding property management, no decision has been made yet. Before we can engage a management company, our financial records must be thoroughly compiled and organized. We are working diligently on this and have started a forensic accounting engagement. Their review is expected to take several months, so we appreciate your patience. We will provide regular updates. In the meantime, please continue paying your HOA dues via your preferred method: mail, drop box, or electronic bank transfer. We also ask for your patience and understanding as we work through these matters.

Third, the good news! We've been busy working on several community improvements. We've cleaned and organized the office to create a functional workspace. While it may seem like a small thing, it's a significant step toward improving our efficiency and creating a welcoming space for community engagement. All the necessary paperwork for board recognition is complete, allowing us to effectively manage the community. The maintenance staff has been reorganized, given clear direction, and assigned a list of prioritized tasks. We hope you've noticed their hard work and dedication over the past few weeks.

Meet the New Board Members

President Michael “Mickey” Prock – Originally from Wisconsin, he is a proud graduate of Buena High School (Sierra Vista) and attended the University of Arizona for 5 years in pursuit of a Business Degree. After eight years in Arizona, he returned to Wisconsin to be closer to family. For the past 23 years, he's worked for a Fortune 500 insurance company as a Claims Manager, overseeing a team of 10 adjusters handling injury claims. He also dedicated 25 years to the fire service as a volunteer, retiring in that capacity. After 27 years in the Wisconsin cold, he happily returned to Tucson in 2022 and is thoroughly enjoying the warmer climate. Beyond his professional life, he volunteers with a disaster response organization, serving as the Local Metro Logistics Coordinator. His partner, Jett, and he enjoy hiking, golfing, traveling, and spending time with their four dogs. In his leisure time, he also flies remote control airplanes and drones.

First Vice-President Steve O' Pry – Steve is a 64-year-old retired man. He loves living at Las Colinas. You have probably seen him walking his two beautiful dogs, Diggs and Baxter. They are very sweet dogs and the love of his life. He has previously worked in real estate in the 1980's and did everything from property management to Funeral home work. He did mortuary transport and counseling for quite a few years. He has had varied life experiences. Steve has even done restaurant management, home healthcare, and worked for Hospice. Steve enjoys walking outdoors and a lot of hiking. He loves walking with his dogs around Las Colinas with all the varied trees and plants.

Second Vice-President – John Saputo:

John has a Bachelor of Arts degree in Psychology from the L.I.U. Center in Brookville, New York. He also worked on an MBA in Industrial Psychology/ Management from 1985-1986. He also has worked in Sales and Marketing research and as an equipment operator and commercial truck driver. Since 2008, John has worked as a Haulage Senior Equipment Operator. His day-to-day duties include scheduling, training, testing and safety for thirty-five haul truck drivers, trainees and interns. Since 2004, John has served as a Las Colinas board member. Like a character in a long running drama series, Las Colinas COA has gone through many story arcs. At present we are rebuilding and consolidating to build a better Las Colinas for a better future. John is thankful for the chance to work with the present team.

Treasurer – Sandra Vazquez:

Sandra is a homeowner who has lived in Las Colinas since 1989. She is retired and keeps busy with her husband, grandchildren, volunteer work, family friends and the gym. Currently elected as the Las Colinas treasurer and with that huge responsibility she continues to keep in mind the concern of her neighbors as well as returning financial transparency to the owners. She is very thankful for the vote of confidence from her fellow association owners and will work hard keeping in mind the responsibilities she has been entrusted with.

Secretary – Rob Mayer

Rob Retired from the Montana Department of Revenue in December of 2021. A year later he and his trusted dog Blu moved to Tucson, and more specifically the Las Colinas Community. His dog and he enjoy walking the grounds and enjoying the nice climate here in Arizona most of the year. They do hibernate in June and July. Rob is an avid antique collector and until 2008 owned an antique store with his best friend. He still sells antiques at a mall in Montana and also lists items on eBay too. Rob and his dog enjoy a simple life and hope to enhance life here at Las Colinas over the next year.

2025 Schedule of Las Colinas Condominium Owners' Inc.

Association Board Meetings

February Thursday, February 27, 2025 7:30 pm

March Thursday, March 20, 2025 7:30 pm

April Thursday, April 17, 2025 7:30 pm

May Thursday, May 15, 2025 7:30 pm

July Thursday, July 10, 2025 7:30 pm

September Thursday, September 25, 2025 7:30 pm

October Thursday, October 23, 2025 7:30 pm

November Thursday, November 20, 2025 7:30 pm

Annual Meeting Saturday, January 17, 2026 10:00 am

Are You Interested in Participating in Your Community?

We are looking for volunteers to participate in a few committees to help build the Las Colinas Community.

Some of the areas we are looking for volunteers include:

Social Committee : This committee would be responsible for planning and coordinating events and social activities at Las Colinas to build and nurture a sense of community. Participants would be responsible for communicating with the board and reserving the club house when needed. They also would be responsible to communicate any supplies with the board necessary to make the events a success.

Architectural Committee: This committee would be responsible for reviewing and making recommendations to the board regarding applications submitted to the

association for remodel projects. They would ensure projects comply with the associations governing documents. Members would be responsible for communicating with homeowners necessary requirements and expectations for project approval. They would also focus on preserving property values through maintaining consistency and design.

Communication Committee : This committee would be responsible for coordinating the association updates and to identify and implement effective communication structures to owners. The would serve as a liaison with other created committees to have a smooth flow of information.

Please let us know if you are interested in participating on a committee and role you would be interested in fulfilling (committee leader, participant). Do you have ideas for additional committees that could be a benefit to our committee? Let us know.

Submit interest by emailing us or dropping a note at the office drop box. We value your input.

Help Our Treasurer Simplify the Process of Entering Checks

Our Treasurer requests that if you pay your COA dues with a check or money order, please include a unit number so we know the appropriate unit to apply the amount to. We are receiving many dues without this information which is making it a challenge for the treasurer to apply the dues in an expedient manner. Sandra thanks you for your help with this!

Are Your Balconies and Patios a Storage Unit?

Just a reminder and request for help...

Please remove any unnecessary items from your balconies. There are several balconies and patios that look more like storage units than balconies.

Balconies and patios are not to be used as storage areas and shall be kept clean and uncluttered at all times.

No trash, garbage or other household waste shall be placed or stored on balconies, patios, or stairwells for any amount of time.

For additional information concerning balconies and patios please refer to your homeowner packet.

Interesting Las Colinas Fact

Did you know that our water bill alone for December 2024 was: **\$10,943.84**

Here is the breakdown:

Sewer Subtotal: \$3337.16

Water Subtotal: \$6,833.64

Environmental Services: \$5.83

City Sale tax \$177.67

State Sales Tax \$426.78

Green Storm water Fees \$162.76

Las Colinas Back Fences Revamped

One of the most recent projects that staff have been working on includes adding new posts and straightening up the back fence. We ask that owners are careful about not backing into the new fences, as this is why the old fences were leaning over so drastically. Here are some photos of the old and revised fences.

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2025 INFORMATION UPDATE

Please fill out information and mail it back or drop it in the dropbox outside the office. You can also scan it and e mail it to lascolinastucson@gmail.com. Your prompt attention is greatly appreciated.

Owner(s) Name

Unit Number _____

Mailing address (if living outside Las Colinas)

Telephone numbers

Cell: _____

Home: _____

Email address (optional, unless you want to receive updated information via email)

2025 CURRENT HOA FEES

\$181.81	Studio
\$243.63	1Br/1Ba
\$244.41	1Br/1Ba Large
\$289.90	1Br/1 ½Ba Split
\$314.56	2Br/1 ½Ba
\$363.14	2Br/2Ba small
\$383.97	2Br/2Ba Medium
\$401.68	2Br/2Ba Large
\$432.87	3 Br/2Ba

Please note: If you have a washer/dryer hookup in your unit, there is an additional \$10 per month charge.

Please be advised that HOA office does not keep or retain keys for the unit but we are authorized entry in the event of an emergency.