



HUDSON TRACE

A Covenant Protected Community

www.hudsontracehoa.org

Winter 2017

Circulation 104

Welcome to the first issue of our Community Newsletter! You can look forward to four newsletters a year, distributed quarterly (January/April/July/October).

Our newsletters will serve as an avenue to communicate with you and share developments which relate to living in Hudson Trace. Our goal is to keep you informed; help make our community strong by bringing you helpful information on living within an HOA.

We encourage you to take part in our newsletter as well. Many residents have interesting news to share about upcoming events, personal milestones, a favorite recipe, issues of community interest, etc. If you would like to contribute, please do not hesitate to contact our Management Company by emailing to carmel@heywoodmanagement.com.

Annual Election of Board Directors

February 20th, 2018

More Details to Follow...

If you are interested in serving on the Board, please email Chad at chad@heywoodmanagement.com. Please include a brief bio about yourself (please keep to 250 words or less.)

NO EXPERIENCE



REQUIRED!

Reasons to Attend Your HOA Annual Meeting

The Election of Directors. HOA Boards have considerable authority and responsibility to govern the corporation. The residents who assume positions of responsibility as officers and directors of homeowners associations will be the key to its success or the catalyst for its failure. Members have a responsibility to elect effective leaders.

Ratification of the Budget. Most homeowners have no idea of how their dollars are being spent. Most are surprised to know how much it cost to, pay for insurance, management, accounting and legal services, etc.

Critical Votes. Without calling a special membership meeting, the annual meeting is the one time each year that the entire membership has an opportunity to vote on critical issues.

To Support and Thank the Current Leadership. Fortunately most homeowner associations are well governed by volunteers who give untold and thankless hours of their time. Many endure criticisms and personal attacks for making difficult decisions. Sometimes a small group of residents will collect

proxies in an attempt to replace a well performing board in order to advance their own special interests. It is important that the board have your support in such instances and it's always nice to communicate your appreciation for their service.



HEYWOOD
COMMUNITY MANAGEMENT

Our Management Team

Heywood Community Management
42 South Hamilton Place, Suite 101,
Gilbert, AZ 85233
480-820-1519

Chad Cheff, Property Manager ~
Chad@heywoodmanagement.com
Leah Shreeve, Senior Customer Care Specialist ~
leah@heywoodmanagement.com

COVENANTS CORNER

INSURANCE The Association maintains insurance coverage for all common areas including the landscaped common area, and the main structures such as the pool and the buildings. In addition, there is General Liability Coverage for Hudson Trace Officers and the Board of Directors. Homeowners need to carry a separate policy for personal contents and personal liability. In accordance with the CC&Rs, each owner is responsible for the following maintenance. Short of a major casualty, the Association insurance policy will not cover these owner maintenance items.

"12. Each Owner shall furnish and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his own Unit and any portion of the air conditioning, electrical, plumbing, and heating systems and lines which exclusively serve his Unit; and each Owner shall keep the patio and balcony areas, if any, ... in a neat, clean and attractive condition..."

Even in the event of a major casualty, such as fire, flood, plumbing break, etc. the following items are **not covered** and each individual owner will need to make sure that their own personal insurance covers these items:

- All floor coverings such as tile, carpet, wood, vinyl, etc.
- All wall coverings such as paneling, wall paper, mirrors, etc.
- Window coverings such as mini-blinds, vertical-blinds, shades, etc.
- Personal belongings such as clothing, furniture, non-built-in appliances, electronic equipment, etc.

DON'T BE SUBJECT TO A FINE~ If you have had a violation on your garage door or your windows or awnings, those violations will start incurring fines starting in January 2018, if the violation has not been corrected. The Board of Directors encourages all homeowners to maintain their property.

FREQUENTLY ASKED QUESTION ~

What is the balance on my HOA account? You can email payments@heywoodmanagement.com and request an account statement will show your current account balance.



WATER USAGE ~

Did you know that the association's water bill is by far the largest budgeted item? Because we are spending so much money on water (more than \$7000 a month), we don't have funds in our reserves to cover repair of some items. If water usage continues to be so high, we will have no choice

but to impose a special assessment, as stated in our Reserve Study.

Consider the following water saving tips to help lower water usage and cost for the association:

- Only run the dishwasher and clothes washer when they are fully loaded
- Defrost frozen food in the refrigerator or in the microwave instead of running water over it.
- When washing dishes by hand, use two basins; one for washing and one for rinsing rather than let the water run.
- Repair dripping faucets and leaky toilets. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day.

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***Make a payment *Place a work order *Review your CC&R's and other operative documents *Get the latest updates in regard to your community *Contact your management company *See scheduled events *Get answers to frequently asked questions *View current and past newsletters *Plus more!!**

Email

When emailing to info@heywoodrealty.com, please remember to ALWAYS include your community name and address. This will help to expedite your request.