



The Sonora Homeowner

Official Newsletter

March 2024 Sonora HOA Board Directors

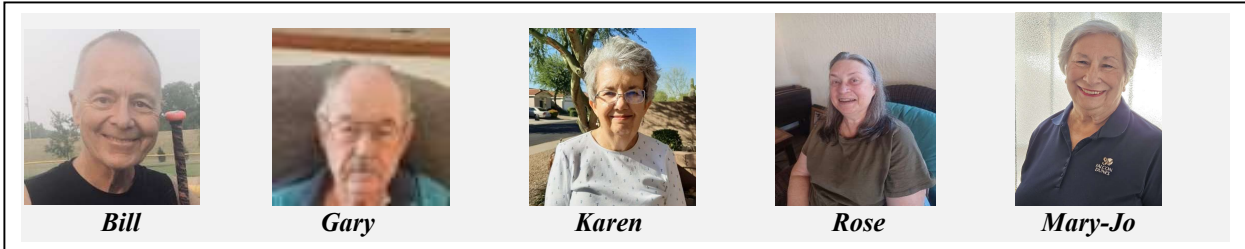
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Karen Smith, Treasurer
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Rose Bridenstine, Secretary
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The Annual Meeting of the Membership of Sonora HOA took place on Friday, March 8, 2024 from 1:30p.m. –3:05 p.m. in the R.H. Johnson Lecture Hall and the open Board Meeting was held from 3:13 p.m. to 3:40 p.m. on the same date and same location. Minutes from these meetings are included in this Newsletter.

The five Sonora HOA members listed above currently fill the five volunteer director positions on our Sonora HOA Board.. **The results of our March 8, 2024 election for three vacant director positions** determined that **Karen Smith and Mary-Jo Kelley** will each fill three year terms and **Gary Lowman** will fill the remaining two year term. The Board approved the appointment of **Rose Bridenstine** to fill the remaining one year of the Secretary position on the Board. That position was vacated by the resignation of Becky Schmidt

Reminder: The addresses used for mailing materials to our homeowners are those each homeowner currently has on file at Colby Management. If your mailing address or email address has changed since you last gave Colby your information, please contact Colby at your earliest convenience at (623) 977-3860 or at 17220 Boswell #140, Sun City, AZ 85373 to give them an update. Please also let our Board Secretary know as well, so we can keep our records up to date.

Reminder 2: If you are leaving for vacation or are a snowbird, please remember to stop delivery of your independent newspaper (673) 972-6101 and notify the Posse when you leave. You can set up a "vacation watch" with the Posse online at <https://scwposse.org> or in person at 20450 N Stardust Blvd., Sun City West, AZ. If you let them know who in the community has a key to your house, the Posse can contact those folks if there is an emergency, and they need to access your home.

A Request from our Treasurer

Treasurer Karen Smith would like a couple of volunteers to help her with several projects. Please contact her if you can help.

1. She would like to contact all homeowners who have email but continue to receive their monthly statement from Colby. Colby charges a larger amount for snail mail statements compared to email.
2. Another project is to review the by-laws and bring them up to date. The bylaws were re-written in May 2018. We can now make small changes without attorney assistance.
3. Her final project at this time would be to research HOA Management Companies and determine whether we might want to make a change. Colby's service has deteriorated in recent months.

***Karen Smith, Sun City West, AZ
(928) 541-9173***

Landscaping Questions or Comments?

To all residents of the Sonora HOA. I am Gary Lowman, a newly appointed Director on the Sonora Homeowners Association Board. I am appointed to the Vice President position and have been tasked with working with the Landscaping Committee for the HOA.

I came on board in time for the trimming of Zone 3 in which I reside. I have received several complaints about "over trimming" of our plants in our yards. In some instances, I concur, and in some it may have been the best alternative. As of right now, I don't know which is best, "but I will find out".

I hope you will bear with me for a bit to allow me to get a reading on the best methods/practices for getting and keeping our yards in the way they best represent Sonora HOA.

Any questions or comments you are welcome to email me at gdlowman@gmail.com. Thank you!

***Gary Lowman, Sun City West, Az.
208*870*7570***

Sonora HOA Annual Meeting Minutes for March 8, 2024

The meeting was called to order at 1:30 p.m. by Vice Pres. Bill Jahn. Board members present: Vice Pres. Bill Jahn, Member at Large Barb Bruno, Interim Secretary Rose Bridenstine, and Treas. Karen Smith. Forty-Four (44) homeowners were present.

Following the pledge of allegiance, Vice Pres. Bill Jahn introduced Maricopa County Sheriff's officers, Captain Brian Stutsman and Deputy Sheriff Sanchez. Capt. Stutsman, Division Commander for Sun City West within District 3 of Maricopa County, presented on the topic of the widespread and varied work that the Maricopa County Sheriff's Office performs. Captain Stutsman advised that the Sun City West Posse is not crime enforcement, so please do not call them if you are reporting a crime. He also offered information on how to prevent golf cart theft. Homeowners were allowed to ask questions during and following the presentation.

The Board approved the minutes from the March 2, 2023 Annual Meeting. This was followed by Karen Smith's Treasurer report and response to questions from the homeowners. Karen also reminded the homeowners that invoices sent to them from Colby Management are a significant cost to our Association. Signing up for email delivery of the invoices is easy and could save us money. Karen also reviewed the result of attorney Mulcahy's review of our CC&R's. To update the CC&R's would cost \$4,000 to \$5,000. Karen also suggested that our bylaws need to be reviewed and updated. She suggested we create a committee to investigate these issues in the coming year.

Bill Jahn reported on the Landscaping done in the last year. He reiterated that the annual trimming throughout the HOA is now taking place. Barb Bruno reviewed the work of the Plant Research Committee this past year. Two more plants were added to the approved plant list – the Daws Aloe and the Phoenix Roebelenii. Both are ASPCA approved plants. She asked for one more volunteer for the Landscape Committee for the coming year. Barb reviewed the ARC Committee work this past year as well.

Jeannette Oliver briefly presented on the work of the Neighborhood Watch Committee and the Welcome Wagon Committee. They have created a sign for doors in the community and a handbook. Their next meeting will be on March 21, 2024, at the Posse Building at 10:00 am. They will discuss Vacation Watch and a speaker from the AZ Game & Fish, Chuck Mulcahy, will present on "critters on the move" within our community. She brought a sign-up sheet to volunteer for the Neighborhood Watch program.

Following an opportunity for homeowners to address the Board, Rose Bridenstine announced that homeowners need to contact the HOA Secretary, PORA, and Colby Management with any change in name, contact information, or ownership of the property. If a deceased spouse or partner's name remains on the property deed, this should be updated with the county.

Rose thanked the Secretary Committee for their assistance in preparing and counting the ballots and reported on the results of the Board Election. A total of 110 ballots were received.

- Mary-Jo Kelley and Karen Smith were elected to three-year terms on the Board.
- Gary Lowman was elected to a two-year term on the Board.

The Annual Meeting was adjourned at 3:05 p.m.

Respectfully Submitted, Rose Bridenstine, Interim Secretary

Sonora HOA Board Meeting Minutes for March 8, 2024

The regular meeting of the Board was called to order at 3:13 p.m. by Bill Jahn. Board members present included Vice Pres. Bill Jahn, Interim Secretary Rose Bridenstine, re-elected Director Karen Smith, and newly elected Directors Mary-Jo Kelley, and Kathy Lowman as representative for her husband Gary Lowman who was elected to the Board but unable to attend on this date. No homeowners were present.

The Board approved the minutes from the January 12, 2024, Board of Directors meeting with spelling corrections.

The new Board discussed the assignment of roles for each director. The results of that discussion included these determinations: Bill Jahn, President; Gary Lowman, Vice President; Karen Smith, Treasurer; and Mary-Jo Kelley, Director at Large. Bill Jahn moved, and the Board approved that Rose Bridenstine be appointed to the Secretary position for one year.

The Board discussed future meeting dates and preferred rooms for meetings. Karen Smith offered that she will be ordering name badges for Board members. Discussion took place regarding committee assignments: Mary-Jo will chair the ARC committee and Gary will chair the Landscaping committee.

Future agenda items were suggested: 1.) the makeup and work of committees; and 2.) the creation of a Finance Committee to assist the Treasurer.

Bill moved and Rose seconded to adjourn the meeting. The meeting adjourned at approximately 3:40 p.m.

Respectfully Submitted, Rose Bridenstine, Secretary

PEST CONTROL SCHEDULE

Tride and True Pest and Termite Control, LLC.

When they come, they **will spray in the back if the gate is unlocked**. They will ring the doorbell and ask if you want the garage sprayed. **Garage spraying** is included in this contract. If you want the **interior** sprayed, they will do that **for a fee of \$10**. Their schedule is:

*Lots 1 - 92 Second Monday at 1:00 p.m.

*Lots 93-182 Fourth Monday at 1:00 p.m.

GARBAGE SCHEDULE

Garbage picked up **Monday and Thursday** mornings - early. On major holidays, collections delayed one day.

RECYCLE SCHEDULE

Recycle is picked up the **first and third Wednesdays** each month. When there are five Wednesdays in the month (as in May), there is no pickup on that fifth Wednesday.

FRONT YARD MAINTENANCE

Maintenance workers arrive **Tuesday mornings** as follows:

*1st Tuesday: Zone 1 (lots 1 - 45)

*2nd Tuesday: Zone 2 (lots 71-115)

*3rd Tuesday: Zone 3 (lots 61-70 and 116-150)

*4th Tuesday: Zone 4 (lots 46-60 and 151-182)