



The Sonora Homeowner

Official Newsletter

September 2024 Sonora HOA Board Directors

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Bill



Karen



Rose



Mary-Jo

The Sonora HOA Fall budget meeting will be held on Tuesday, November 12, 2024 from 1:30p.m. –3:00 p.m. in the R.H. Johnson Lecture Hall.

Please set aside this date on your calendars and attend if at all possible.

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.

Update from our President Bill Jahn

Greetings Sonora homeowners!

Here's hoping you all had a great summer wherever you spent it. It's my pleasure to catch you up on what your Sonora HOA board members have been up to over these months.

Landscaping is probably one of the first things that comes to mind. Over the summer months efforts here are mostly limited to upkeep and watering. Due to the extreme heat we are experiencing, we are experiencing a very high level of watering in all zones. Currently we are watering on Tuesdays, Wednesdays, Thursdays, and Saturdays at 7am and 7pm for 30 minutes each. Even so, many plants are looking stressed, and some have died. We are doing all we can do to keep them watered appropriately and hoping for the best outcomes. Please check your plants during these times to make sure they are getting water and let us know if they aren't.

Did you know that our CCRs were approved in 1995 and, except for one amendment on that very date, have never been updated? Board members have made it a summer project to take a close look at this issue and we have been working with the experts at OHOA (Organization of Homeowners Associations) here in Sun City West to update wording and include verbiage to accommodate changes in the laws since then. Be assured that no changes to the basic tenets of the CCRs are anticipated and there will be no changes in how the CCRs affect you as homeowners. Once the OHOA has made their suggestions our attorney will be tasked to review and revise the document. Of course, there will be attorney fees which will be covered from our operating equity as shown on our balance sheet. (You can view the balance sheet on the website at <https://sonorahoa.com>. We will then have an opportunity to discuss these updates and vote to approve at our November meeting.

I can also report to you that plans are underway to revive our neighborhood watch and welcome wagon programs. Leading this effort is past President Jeanette Oliver who is working with the Posse. Look for updates on this important program soon.

And finally, as the weather cools and our snowbirds return, we would like to do some social events. If you have a good idea for an event, please let one of us know. Contact information for your board members can be found on our website at the address listed above.

Sincerely,

Bill Jahn
President, Sonora HOA Board

Update from our Treasurer Karen Smith

Treasurer's Report - September 2024.

We had two CDs mature this summer:

1. US Bank at 4.10% on 6/30/24. It was cashed and reinvested with Edward Jones - \$52,000 at 5.05% - matures 7/18/25.
2. BMO Bank at 4.975 on 8/21/24. It was cashed and reinvested at BMO Bank - \$82,778.21 at 4.65% - 13 months, maturing 9/22/2025. \$30,000 was added from our Money Market accounts.

Next month I begin work on the 2025 budget. We all know that our water and electricity has gone up a fair amount. That applies to the HOA too. At this point, I don't know what other items will be increased. As I recently walked around our HOA, I noticed that, in my opinion, we do not need to add landscape rock this year. Therefore, I plan to decrease the annual budget for rock (unless I hear serious complaints) in favor of increasing other landscaping and beautification items.

The next Board Meeting will be Tuesday, November 12 at 1:30 p.m. at the Lecture Hall (RH Johnson Rec Center). The 2025 budget will be presented.

Karen K. Smith
Treasurer, Sonora HOA Board

PEST CONTROL SCHEDULE

Tried 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)