

# Pueblo Estrella HOA

Volume 9 Issue 3

September 2017

## in this issue >>>

Welcome New Homeowners

Landscape Help

Homeowner Ideas

Statements

Important Dates

Holiday Fun

Board Meeting Notes

Community Information

New Approved Guideline

Facebook

Property Values



PO Box 18882  
Tucson, Arizona 85731

Contact us at (520) 867-8150

[pueblo@azsmartliving.com](mailto:pueblo@azsmartliving.com)

## Welcome New Home Owners

The board and current home owners would like to welcome you to your new community! There are quarterly board meetings will enable you to meet your neighbors and learn valuable community & HOA information.

## Landscape Help

A few home owners stated that they would be happy to help others that are in need of landscape work for free. This was offered to those that are unable to do the work themselves. If this describes your situation, it is encouraged that you go on Facebook and post your need.

## Ideas from other Homeowners

### Pre-emergent spraying.

If enough home owners are interested in pre-emergent weed spraying twice a year, you may receive a better rate if enough of you signed with a company as a group. Email us if you are interested so we can get a count of members to call and get a discounted price.

### Statements

Your statement of balance due is attached. If you have a balance due of more than the \$47.50 that is due and you are unable to pay the amount in full, please email us for payment arrangements. If you have a balance due of \$150.00 or more and you cannot pay in full, email us before November 1st to set up payment arrangements to avoid your account being sent to collections.

The board would like you to know that they would rather not have to charge fines, fees or send accounts to collections. If you need time extensions or need to make payment arrangements, you are strongly encouraged to contact the management office. [pueblo@azsmartliving.com](mailto:pueblo@azsmartliving.com) or (520) 867-8150

## Important Upcoming Dates

4th Quarter Dues of \$47.50 are due on October 1st (statement is attached)

November 1st a late fee of \$15.00 will be added to your account if we have not received payment

Tuesday, October 12th is the final Board Meeting of the year. It will be held at Desert Sky Middle School in the Library from 7-9 (school location & information is located on home owner website)

## Holiday Fun

Judging for Halloween decorations will take place over the weekend of October 27th & 28th

Prizes for the winners are as follows:

1st Prize - \$100.00 gift card

2nd Prize - \$75.00 gift card

3rd Prize - \$50.00 gift card

Judging for the winter holiday decorations will take place over the weekend of December 22nd & 23rd

## Board Meeting Notes

The home owner turnout at the last meeting was incredible! There were a lot of new faces and a lot of great suggestions and questions. It was encouraging to see more participation.

Topics included, with answers:

- Voting in new board members
- Issues discussed on Facebook / Some home owners felt some issues discussed turned into ugly or nasty conversations. A home owner suggested a moderator for the page.
- Tone of the compliance letters / The notices have been updated by the attorneys office to come across as “more friendly” reminders as well as to meet the legal requirements for these notices.
- Neighborly Community / Owners suggested building a “community” and that there should be owner induced, community activities and inviting neighbors.

### Community Information

For copies of all the HOA documents, you can view or download them at [www.puebloestrella.com](http://www.puebloestrella.com) If you would like to see any information added to the site or have any suggestions, feel free to let us know!

If you have an issue with a compliance notice, please email me at [pueblo@azsmartliving.com](mailto:pueblo@azsmartliving.com)

If you have any other questions, comments or concerns, please email us. We are not always in the office to answer calls immediately. If you prefer to discuss an issue over the phone, please call us at (520) 867-8150.

## New Approved Palm Tree Guideline

A new palm tree maintenance guideline has been approved by the ARC.

Homeowners are to prune to remove dead fronds back to the trunk, leaving no more than three inches of palm frond stock remaining, from palm trees that are up to fifteen feet tall as needed on a monthly basis.

Palm trees taller than fifteen feet, which may require a bucket lift or professional tree pruner must be pruned once a year prior to monsoon season to minimize potential storm damage.

### Facebook

If you would like to meet and interact with other home owners on Facebook, please login at

<https://www.facebook.com/groups/142856845888079/>

This page is operated by the homeowners exclusively, and is not maintained or monitored by the community management. Please use the regular e-mail to communicate with the management.

### Property Values

The Board members would like to remind everyone that the appearance of the community is one of the factors that bring up property values. This is one of the reasons the HOA has compliance runs. If the HOA did not keep up with the rules to maintain the appearance of the community, the value of the homes would go down. There are unforeseen financial consequences to all homeowners due to the few that “overlook” or just plain refuse to do simple things to keep their homes looking good

All of this can be summed up in a few words, **Pride of Ownership**.