



# Casa De Kino Homeowners Association

## Casa De Kino Homeowners Association

### BOARD MEETING OVERVIEW & COMMUNITY UPDATE

- Casa De Kino is now on Facebook! Please see login details below
- The September Board of Directors meeting was held on Tuesday, September 19<sup>th</sup>, 2023, via zoom.
- The Board of Directors continues to rely on the assistance of the Tucson Police Department with the street parking situation. We urge all owners to park on their driveway or inside their garage. Please do not park in a mark "no parking zone."
- The Board of Directors is noticing that some owners are letting their yards get full of weeds and trees and bushes not trimmed. Please remember that this is your community, and no one likes to see a yard in disarray. Please make sure you take some time to attend to your yard. If your home is rented, please have your tenants keep up with the property.

### Casa De Kino Facebook page

To join the Facebook page please search for "Casa De Kino Homeowners Assoc." click on join and the admin will allow you in. The board is using Facebook to keep owners updated on changes that happen around the community. All owners are encouraged to join the Facebook page. If you have any questions, please feel free to contact me directly. You can also use this link:

<https://www.facebook.com/groups/239705521518892/?ref=share>

### Items of Concern

The Board and Management in their walks and drive throughs have notice a few homes that have visible termite activity. If you are not aware, homes in our environment are susceptible to subterranean termites, you may see a vertical tube of clay up the concrete to get to the wood structure. You may also see them inside your home, tubes hanging from the ceiling.

In addition, we have seen several roofs that are missing or have loose shingles following the recent monsoon rains, please take time to check your roof to avoid any further damages to your home.

### BRUSH & BULKY

The next brush and bulky pick up is scheduled for **Monday, October 9<sup>th</sup>, 2023**. To prepare for the Brush & Bulky+ collection, simply place your items where your trash is collected. Items must be at least 3-feet from all obstacles, including trash and recycling containers and utility meters. Have materials set out by 6 a.m. on the Monday of your collection week. Do not put materials out more than two weeks ahead of your scheduled collection. The Brush & Bulky+ maximum is 10 cubic yards per household (1 cubic yard = size of a washing machine). Excess over the limit will not be taken.

# Casa De Kino Homeowners Association

## Let's talk about weeds and yard maintenance

Obviously with all the recent rain, weeds continue to grow quickly in our neighborhood. The HOA has received several questions recently about weeds and the time frame for removal.

The community CC&R's state that property owners are responsible for keeping the lots in an **"attractive, well-kept and maintained condition"**. The Community Manager comes through the neighborhood to conduct site inspection every two weeks. If properties are found to have excessive weeds, a reminder letter is sent to the homeowner requesting that the lot be cleaned. Typically, these letters give the homeowner a week or two to remove weeds before the property is reviewed again. If the weeds are not removed and the problem becomes chronic, a fine may be imposed on the property. In extreme circumstances, the HOA may hire someone to clear the weeds and bill the homeowner. As always, homeowners can contact the community manager to discuss their particular situation: Gabe Noriega at (520) 999-1725 or [gabe@gncmanagement.net](mailto:gabe@gncmanagement.net)

Keep in mind that the City of Tucson also has a Neighborhood Preservation Ordinance that require weeds be kept less than 6 inches high or homeowners can be cited (See Chapter 16, Section 13 "Exterior Premises and Vacant Land"). <https://www.tucsonaz.gov/code-enforcement>

To avoid a weed notice from the HOA or city, there are other reasons for keeping weeds under control. The first and most obvious reason would be aesthetics; we want our neighborhood to look attractive and neat to keep our property values stable. Also, many people have allergies to vegetation and controlling the weeds makes it more comfortable to live here. High weeds can be a fire hazard and attract destructive vermin and insects. Obviously, it's easier and less expensive to clear a few weeds than an entire overgrown lot. If weeds are allowed to grow until they flower and make seeds, then more weeds will spread and grow onto adjacent lots and common areas - a frustrating situation that is unfair to other homeowners who are trying to keep their lots neat. Also, our HOA fees pay for a landscaping contract to care for the common areas that belong to our community (like the areas along Kino and Silverlake and the drainage washes). That contract includes a certain amount of weed spraying and removal. If weeds are allowed to get very bad, it causes more work for the landscaper, and we incur additional charges outside the normal budget. In a worst-case scenario, HOA fees may need to be raised to cover the additional landscaping.

In addition, to the nasty weeds there is another plant that is considered a weed called Desert Broom. This plant is an invasive plant that will take over other plants, bushes and in some cases trees. It is a lime green plant that if you let it grow large it will be very difficult to get rid of the roots. Here is a picture of it.



Please take a look at your front yard trees and bushes. Make sure they are kept nicely trimmed and away from sidewalks.

The landscaper that works for Casas de Kino has offered a special price for homeowners to clean away weeds and spray a lot for \$130. He can be contacted at Soluya Landscaping (520) 820-3469 or [soluya77@gmail.com](mailto:soluya77@gmail.com)

The HOA Board members are homeowners themselves and understand how tough it is to stay on top of the weeds this time of year. At the same time, they are responsible for the upkeep of our neighborhood. The HOA sincerely appreciates the properties who are working to keep them under control!

## IMPORTANT REMINDER!

**COMMUNITY PARKING** – Parking is a problem at CDK! We see several vehicles parked on the street where it is clearly marked “no parking” please don’t park in a no parking zone, your vehicle will be towed away. Everyone has a driveway and a garage; both were designed to park vehicles. For public safety reasons, parking is allowed on only one side of the streets in CDK (not only restricted to beneath signs). TPD controls street parking not the HOA- Vehicles can be ticketed and towed. Vehicles that are parked on the street **must** display current, valid registration. Vehicles should not block driveways, sidewalks and ramps, fire hydrants, or park on corners where they restrict visibility. Below is more information about parking and other topics:

1. **COMMERCIAL VEHICLES** - No commercial vehicles may be stored and/or parked in the community so as visible from neighboring properties or from the street. If you are renting your home, it is the owners’ responsibility to provide this information to your respective tenants or management companies. Owner/tenants may store the vehicle outside of the community, or they may purchase a cover for the vehicle and store on driveway.
2. **VEHICLES REPAIRS** - Owners, please be aware that it is not permitted under any circumstance to perform any mechanical maintenance on vehicles on the lot.
3. **PARKING ON LANDSCAPE AREAS** - The landscape portion of your lot is not meant for parking. The parking of any type of vehicle on the landscapes portion of your Lots is prohibited and is subject to fining. Please Park in garage, driveway and/or designated parking areas.
4. **SPEEDING** – We see a lot of drivers speeding in and out of the community. Please slow down, there are kids playing on the streets all the time. If this continues, the HOA will enlist the assistance of a patrol officer to ticket owners or worse the City will add speed humps.
5. **ANIMAL CONTROL** - All animals are to remain on a leash when exiting their Lot. All animal waste shall be picked up and properly discarded.
6. **HOLIDAY DECORATIONS** – With the holidays around the corner, it is important for owners to know when they can put up the decorations and when to take them down. 45 prior to the holiday and must be removed 14 days after the holiday.
7. **TEMPORARY BASKETBALL HOOPS** – Temporary basketball poles are to be used in the rear yard only. None are permitted in the front yards or streets.
8. **FASCIA MAINTENANCE** - If your fascia boards are weathered and/ or falling apart they need to be replaced and painted. The Association will notify Homeowners who need to perform maintenance to their home.
9. **EXTERIOR MODIFICATIONS** - If any homeowners are planning on doing any exterior modifications to their home, you will need to submit an ARC form to the Manager to be reviewed and discussed by the Board of Directors for their decision. **See page 7 & 8 for additional information.**
10. **PAINTING** - If your exterior painting is weathered, chipping, patchy and/or faded, you will need to paint your home with an approved paint color. The Association will notify Homeowners who need to perform exterior painting maintenance on their home.  
  
Casa de Kino has an approved exterior painting list, please contact your Community Manager to retrieve list or you can access the paint list from the Dunn Edwards website. <https://www.dunnedwards.com> once on the site, type “Casa De Kino” on the search bar, click on the link and you will see the color scheme
11. **TRASH CONTAINER** - Owners please be aware that trash containers must be hidden from view of the street except when they are placed on the curb for pick up. Please do not store them in the driveway, sidewalk or any other place that is visible.

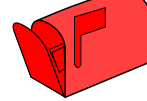
## Your Board of Directors and Management Company

President – Bill Seitz  
Vice President - Michelle Denham  
Treasurer/Secretary - Nerissa Birdsell  
Director – Nancy Rash



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Website: [www.gncmanagement.net](http://www.gncmanagement.net)



PLEASE NOTE THE  
NEW ADDRESS &  
PHONE NUMBER

### Board Meetings

The Board of Directors meets monthly via zoom. The meetings are normally on the 3<sup>rd</sup> Tuesday of the month at 5:00pm. Here are the dates of the next few meetings:

Tuesday, October 17<sup>th</sup>, 2023  
Tuesday, November 21<sup>st</sup>, 2023  
Tuesday, December 19<sup>th</sup>, 2023

Below is the zoom information  
<https://www.zoom.us>

Meeting ID 206 848 9627

### PAYMENT METHODS

- 1. Mail payments with your statements.** Enclosed is your quarterly statement, please use the address on the statement to mail in your payment. Please ensure to include your Lot number on the memo portion of your check. Your Lot number is your account number, you will find it on your statement.
- 2. Set up bill pay with your financial institution.** If you are currently using this payment method, please note that you will need to change the payment address. The new address should read, **P.O. Box 52307, Phoenix, AZ 85072-2307**. All checks should be made payable to "Casa De Kino HOA" In the memo portion of the check, please include your Lot number. This is a lockbox address used by the Association's bank.
- 3. ACH Direct Debit.** To register for this payment option, please let us know so that we can send you a form to authorize us to automatically withdraw the quarterly payment from your bank account. A voided check must be included with the ACH debit Form. **There is a \$2 transaction fee.** Completed form and voided check should be mailed to **4011 E Broadway Blvd. #300, Tucson, AZ 85711** or emailed at [gabyp@gncmanagement.net](mailto:gabyp@gncmanagement.net) Payment will be automatically deducted from your account on or about the 13<sup>th</sup> of the month the dues are due.
- 4. Online Payment.** You may go to [www.gncmanagement.net](http://www.gncmanagement.net) click on the "Pay HOA Fee" this will take you to the online portal. Once there you may sign up or make a one-time payment either way, you will need the following information: Management ID **1167**. Association ID **CDK**. Property ID **Your Lot Number in a three-digit form ( Lot 1, should read 001)**