

Jan & Patti's Update



As we move forward with the replacement and improvement of the 20 year issues that face us as a community, we are going forward with community lighting. Dallas Reynolds provided us with a Master Lighting Plan and we have reached the point to hire an Electrical Engineer Consultant. We have chosen Arizona Pinnacle Engineering Consultants to design the replacement for the lollipop lights, provide photo metric calculations and add some additional lighting as necessary around the pool and the community. We will have design choices for the type of lighting to select, so we will involve all residents to get opinions.



The LaSolana Board is reviewing options for repainting all buildings, pool fencing and walls, which were last painted in 2009. We are working with Sherwin Williams to develop a detailed specification that will be sent to several qualified painting contractors. Sherwin Williams has also provided a color rendering tool which will allow us to view photos of our property with different color schemes. We understand that color selection is an important decision – there will be ample opportunity for owners to participate in the final color selection. We expect to begin work in 2023 and to complete this project in 2024.



Zona Wyred update

La Solana is still very interested in allowing Zona Wyred to be offered as an internet option in our community. We have submitted a letter to Zona Wyred to proceed with installation.



I'm sure you have noticed the grass in our community is not as green as we expect for this time of the year. There was, unfortunately, an error made by Carescape with a chemical applied to the grass resulting in the decline of the rye grass. Carescape realized their error and have prorated our reseeding cost. They have also made changes to their procedures so this type of incident never occurs again. Carescape has given a \$2,500 credit for their error.

TURF REDUCTION

The Bermuda grass will green up now that warmer temperatures are here and improve the look of the community. Also, the Board has been planning some turf reductions for some time, so now may be the time to proceed with that. The goals for this proposal are to save water and to quit trying to grow grass in areas where it is impossible to do so. We will tactfully lay gravel and add new shrubs as needed.



Flat roof repair continues to be a priority and work will be start on March 21st on buildings 4,6,7. That will complete the flat roof repair work. This is really good news as the monsoon season arrives soon and rain is upon us.



We hear daily that the Electrical Vehicle (EV) is in our future. The whole country is preparing for it. We in LaSolana might have an opportunity to join into a program available through APS called, "Take Charge AZ Pilot for Multifamily Communities". The program would provide us with two charging station with two plugs each, allowing 4 cards to be charged at one time. APS would install the necessary electrical equipment necessary and maintain it for 5 years. All of this no cost to the participants except for the electricity used.

The LaSolana Board has entered an application for participation. Currently, we have been placed on a waiting list, as APS is waiting for additional funding to be approved by the A Corporation Commission. It might take some time, but we are currently in no immediate need. Hopefully we will be able to take advantage of this great opportunity in the future.



Clubhouse and Pool Access and Restrictions

The Board recently revised clubhouse and pool restrictions originally established due to COVID-19.

- ☑ **Clubhouse Access** – The clubhouse is open to owners and renters.
- ☑ **Masks** – Masks are optional in the clubhouse and pool area.
- ☑ **Access Cards** – Cards will continue to be required to access the clubhouse and pool area.
- ☑ **Movies** – Movies are being shown again on Monday, Wednesday, and Friday at 10am and 1pm.
- ☑ **Pool Access** – No restrictions on number of people allowed in the pool area. Children must be accompanied and supervised by an adult.
- ☑ **Hot Tub Access** -- Children must be at least 12 years old to use the hot tub. Children 12-15 must be accompanied by an adult.
- ☑ **Smoking** – Allowed in the designated smoking area – limited to two smokers at a time.
- ☑ **Food and Beverage** – Owners and renters may bring food and beverages to the clubhouse and pool area. No glass is permitted. No food or beverages may be left behind in the clubhouse.
- ☑ **Guests** – Guests are permitted in the Clubhouse and pool area accompanied by an owner or renter.
- ☑ **Clubhouse Rental** – Owners and tenants may rent the Clubhouse for a private party (no commercial events) for a maximum of 6 hours for \$100. A refundable \$150 damage deposit is also required. A Clubhouse Rental Agreement (available in the Office) must be signed by the renter.
- ☑ **Social Committee Events** – Social events may again be held in the clubhouse and pool area.
- ☑ **Catering** -- Food may be served at private and social events. Food preparation and serving should be controlled by caterers or by members of the Social Committee. Beverages may be BYOB or may be provided (e.g., wine boxes) along with disposable non-glass cups or glasses.



Unfortunately, Pet Owners are not picking up after their dogs. We all love our dogs and we need to be responsible pet owners, as dogs can not pick up after themselves. PLEASE PLEASE pick up after your dog throughout the property and inside of the buildings