

Western Winds Homeowners Association, Inc.



Western Winds is managed by Veracious Management: <https://veraciousmgmt.org/>

Property address: 303 West Limberlost Drive, Tucson, Arizona 85705

Mailing address: 405 East Wetmore Road, #117-170, Tucson, Arizona 85705

Website: <https://85705ww.com>

Email: hoa@85705ww.com

Telephone: (415) 430-5218 Note: leave a voicemail otherwise calls will not be returned.

D-U-N-S Number: 06-061-8834

Annual general meeting: first Saturday of December.

Board meetings on second Saturday of the month at 11:00 am at Woods Library unless otherwise stated:
3455 North 1st Avenue, Tucson, Arizona 85705.

Board portal: <https://home.85705ww.com/board>

Board members:

- Term: January 1, 2023 – December 31, 2025
 - Henry Ruiz
 - Milini Simms
- Term: February 24, 2024 – December 31, 2024
 - Nigel Brooks
 - Toni Swartz
- Term: May 11, 2024 – December 31, 2024
 - Heather Hutchinson

Officers – January 1, 2024 – December 31, 2024

- Treasurer: Milini Simms
- Board member at large: Henry Ruiz

Officers – February 24, 2024 – December 31, 2024

- President: Nigel Brooks
- Vice president: Toni Swartz

Total monthly HOA Dues: \$195 consisting of a regular assessment and a City of Tucson Utility recovery fee.

Monthly regular assessment: \$147 – due on the 1st of the month – terms net 30.

Monthly City of Tucson Utility recovery fee: \$48 – due in advance on the 1st of the month – terms net 30.
Late fee for balances left open after 30 days: \$15.

Returned check fee: as charged by the bank.

Document charge/transfer fee pursuant to Arizona Revised Statutes § 33-1806 for sales: \$400.

Administrative charge for transfers between individuals and/or closely held entities: \$25.

Document charge pursuant to Arizona Revised Statutes § 33-1806.01 for new leases: \$25.

There is no pending litigation involving the Association; there is pending litigation by the Association in the matter of 4172 North Western Winds Drive.

The regular assessment includes exterior termite control; homeowners are responsible for termite inspections and treatment in their houses and storage units. The regular assessment includes landscaping and maintenance of the common areas, and lighting in the parking areas. The regular assessment does not include repairs to homeowners property. The City of Tucson Utility recovery assessment includes water, sewer, and environmental services. The recovery assessment partially recovers the fees charged by the City of Tucson.

There are no common area amenities. The Associations's insurance policy is Common Area only – homeowners are entirely responsible for insurance on their own property.

Insurance agent:

Zachary Elkins
Farmers Insurance
2921 East Fort Lowell Road, Suite 115
Tucson, Arizona 85716

(520) 881-1181

Towing company: WATT Towing – 4800 S Country Club Road, Tucson, Arizona 85714 - (520) 248-9237.

By law (as noted on the signs), the cost to tow and store is the owner's responsibility, not the Association's - \$200 for the tow and \$25 per day for storage. Arizona Revised Statutes state that the tow company needs the owner's permission or a contact from law enforcement. However, if the Association believes that the vehicle has been abandoned or if the owner has not responded, then it can have the vehicle towed.

House exterior color:

Dunn-Edwards

Swiss Coffee



DEW341

Hex code: #F8F5E9

Storage unit exterior color:

Dunn-Edwards

Glenwood Green



DE5668

Hex code: #A7D3B7

Replacement window requirements: bronze anodized aluminum.

All documents required pursuant to Arizona Revised Statutes 33-1806 may be found at:

Document portal: <https://home.85705ww.com/docs/>

Documents include CC&Rs and Rules and Regulations, which cover leasing, parking, and pet requirements.

Revised: October 1, 2024