

A beautiful planned community in north Tucson conveniently located to schools, restaurants, and shops.

Meet your 2023 board members and officers:

At the January 14 board meeting, the new officers were elected.

President – Nigel Brooks
Vice President – Henry Ruiz
Treasurer – Milini Simms
Member at large – Toni Swartz
Member at large – Judy Mires

Questions/Concerns: Contact the HOA at hoa@85705ww.com

We need your help to keep our community safe and clean!

Join us at the next board meeting:
Saturday, February 11 at 11 AM
Woods Memorial Library

Water/Sewer Issue:

Water use is the main driver for the HOA fee increase. Simply stated, we aren't collecting enough to cover the monthly water bills. Unfortunately, water use is on a shared system that would cost thousands to separate, which makes this all of our problem.

Repairs to the water system were high in 2022 and because the system is old, there will be ongoing maintenance costs that have to be shared.

Help reduce accidental water use with the following steps:

- 1) Check the outside water valves/hose connector tap for leaks
- 2) Make sure your toilet isn't running (it may be very quiet)
- 3) Install a properly sized silicon flapper (rubber thing connected to the chain) to reduce toilet running

The board is working with the City of Tucson to conduct water audits on all units later this year. This should help identify and reduce the amount of accidental water use. Stay tuned!

Community Updates:

- Reminder: HOA fee increased on 1/1 to \$195.00
- Sidewalk repair is underway
- The board is working on getting the light near the mailbox fixed
- More fencing will be installed for safety purposes

2022 Financial Highlights

- Overall – without unexpected revenues or the bookkeeper resigning, the Association would have experienced a loss in 2022.
- **Operating funds – 3,722.84 under budget. Includes costs for:**
 - Administration/insurance
 - Landscaping/property maintenance
 - Utilities and taxes
- **Reserved funds (savings for 1-time projects) – 4,697.17 over budget. Includes costs for:**
 - Property management
 - Concrete repair
 - Termite treatment
 - Utility repair

For specifics about the HOA's finances, please visit home.85705ww.com.

Questions? Email treasurer@85705ww.com

Monthly Newsletter and Statements:

Sign up now to receive communications from the HOA via email. Fill out the short form on the HOA's website.

February Fun: 5 ingredient Valentine's Day recipe:

- 3 dozen large/fresh strawberries
- 11 ounces of cream cheese, softened
- ½ cup of confectioners' sugar
- ¼ teaspoon almond extract
- Grated chocolate (optional)



1. Remove stems from strawberries; cut a deep "X" in the tip of each berry. Gently spread berries open.
2. In a small bowl, beat the cream cheese, confectioners' sugar and extract until light and fluffy. Pipe or spoon about 2 teaspoons into each berry; if desired, sprinkle with chocolate. Chill until serving.

What do you want to read about in the monthly newsletter? Email: hoa@85705ww.com