

Thank you!

Thanks to everyone who moved their cars and used the big dumpster that was here the end of April. We really appreciate everyone's efforts to keep Western Winds beautiful!

Please continue to help us keep the common areas (any area that is not your home or back yard) and roads tidy by following the rules and regulations (see column on the right).

If you see graffiti, abandoned furniture or vehicles please report it to the numbers below. Reports can also be made online at tucsonaz.gov.

Join us at the next board meeting:

Saturday, May 13 at 11 AM
Woods Memorial Library

CC&Rs, Rules and Regulations

The CC&Rs is a contract between the HOA and each owner. The rules and regulations provide clarifications as to how the CC&Rs are enforced.

Both documents are available online at www.85705ww.com. Key items are listed below:

1. **Abandoned vehicles** - All vehicles parked along Western Winds Drive must be working and with current registration.
2. **Parking is limited** - Each unit is allowed 2 vehicles. For units with a carport, one vehicle must be parked there and the other may be parked in community parking areas or along the road. For units without carports, both vehicles may be in the community parking areas or along the road.
3. **Backyards** - All areas must be maintained and free of debris. This includes rear yards. If needed, the HOA has permission (through an easement) to maintain landscaping in an unruly backyard, if needed and charge the owner for the work.
4. **Exterior changes** - All exterior changes must be submitted to the HOA for approval, prior to installation. This includes fence replacements, expansions, accessory structures, etc.

Failure to follow the CC&Rs or the rules and regulations may lead to fines. If you have any questions, please join us at an upcoming HOA meeting.

Community Updates and Finances

- The security fencing with gates project is close to completion along the eastern side of the property. The gate on the west side will be repaired and rehung shortly. The gates will hopefully decrease vagrants walking through or camping out along that side.
- At the end of the 1st quarter, the HOA had a gross income of \$22,137 and total expenses of \$22,704. This decreased our net funds by \$567.00, leaving \$11, 939 in savings (reserves) and \$8,680 in operating funds (total \$21,616) going into the 2nd quarter. Nevertheless, we are still ahead of the amended budget.

There is still time!

If you haven't yet, please sign up for the online newsletter and statements. **Only 15 of 37 homes have signed up.** Going electronic helps reduce HOA costs and time.

Sign up by going to www.85705ww.com or scanning the QR codes on the flyers posted along Western Winds Drive.

Helpful Numbers

Report illegal dumping (520)791-5843
 Report graffiti (520)791-2849
 Report a street maintenance issue(520)791-3154
 TPD Non-Emergency Line..... (520)791-4444
 TPD Operations Division West..... (520)791-4467
 Ward III Office (ward3@tucsonaz.gov).....(520)791-4711
 Lend A Hand Senior Services (520)248-6882