

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

## Criminal activity on the rise!

Unfortunately, as the temperatures rise so does the crime. There has been an increase in car and shed break-ins. People breaking into sheds or vehicles to sleep over night has increased on both sides of Western Winds.

**Make sure you report all crimes and suspicious activity to Tucson Police Department.** Even if you think it is minor, filing a report makes sure the City is aware of the issue. The city uses these statistics to allocate resources. It takes 10 min. to report via phone (see non-emergency number below) or online here: <https://www.tucsonaz.gov/crime-reporting>.

The HOA is in regular communication with Ward 3 Councilmember Kevin Dahl to keep him aware of the crime and vagrancy problems. Being aware of our surroundings and neighbors is critical to keeping WW safe. **Other tips include:**

1. Remove all personal items from vehicles and lock doors.
2. Add a padlock to the shed (the doorknob locks are easy to break into) or cameras.
3. Park vehicle as close to the shed door as possible so people cannot get it.

## Community Updates and Finances

- Thanks to prodding, proposition 411 funds are being allocated to resurfacing Limberlost Drive between Fairview and Stone later this year.
- At the end of the April, the HOA had a gross income of \$29,435 and total expenses of \$27,386. This increased our net funds by \$2,049, leaving \$15,282 in savings (reserves) and \$7,950 in operating funds (total \$23,232) going into the May. On May 22, the board committed to an \$8,200 project with Complete Landscaping to significantly clean up the common area beyond the west wall to prevent further damage to the wall itself, and to provide easier access to the TEP transformers.
- **What are the HOA dues used for (and why are they so high)?** We hear this question often. Dues are used for general property maintenance and landscaping, insurance, safety improvements and water bills. The HOA only recoups roughly 82% of the water bill costs a month. Keep in mind, there are only 37-units, which raises the cost per unit in comparison to larger HOAs.
- The HOA also saves money in preparation for bigger, yet necessary projects. To identify these projects, Western Winds commissioned a reserve study in 2021. A reserve study is a common tool HOAs use to identify capital assets and a timeline for when they need to be replaced. Major projects the association is reserving (saving) funds for include repaving the parking areas (est. \$100,000+) and fixing the brick walls along the west side.

**Join us at the next board meeting:  
Saturday, June 10 at 11 AM  
Woods Memorial Library**

## Helpful Numbers

TPD Non-Emergency - (520)791-4444  
Ward III Office - (520)791-4711

## We need your help!

Are you interested in the amount of HOA dues, door colors, fence types or more.....consider joining the HOA!

The board needs at least 4 members to operate. Nominations will go out in September with elections occurring in December for the 2 vacancies.

**Q: What happens if we do not have a full board?**

**A:** There are a couple options:

1. HOA fees would increase to hire a property management company or HOA manager. Since we are all a small community, the cost of a property management company outweighs the work they do.
2. The property could go into receivership, which means no one can buy or sell during that time.

There is still time to consider joining. Come to a meeting to learn more about the time commitment and functions of the HOA.

## 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.**

# Western Winds June HOA Meeting:

All residents welcome!  
Please join us:

Saturday, June 10  
11:00 AM  
Woods Memorial Library in the  
Small Meeting Room  
3455 N. 1<sup>st</sup> Avenue (1<sup>st</sup> and Prince)

Meetings typically last 1-2 hours.

Learn and discuss community projects to improve safety, the HOA budget, rules and more!

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HOA expenses!

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and HOA newsletter electronically.  
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we need is your name and email.

