

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

### Dues will Increase in 2025

Homeowners should prepare for an increase at the beginning of 2025 to \$230. The increase is needed to:

- Retain a management company
- Meet the financial needs identified in the Reserve Study. This includes larger projects like repaving the parking areas and repairing aging infrastructure. For example, a larger sewer repair will begin in August.

Learn more about the HOA financials on [www.85705ww.com](http://www.85705ww.com) or join the board (see below).

### Next Board Meeting:

Saturday, July 13  
11 AM at the  
Woods Memorial Library

### July Recycle Bin Pick-up Dates

July 3, 17, 31

### Update on Board Nominations

As of July 1, the HOA did not receive any viable nominations. Although a property management company will help reduce the workload, a board is still required per law.

All homeowners are expected to serve on the HOA Board at least once. The nominating board will be contacting certain homeowners directly to serve on the board. Especially those that have not volunteered yet.

If interested in joining or learning more about the board, please contact [HOA@85705ww.com](mailto:HOA@85705ww.com) as soon as possible.

### Criminal Activity

Please contact Officer Karla Rubio Coral at TPD if you are a victim to or witness criminal activity. She is assigned to our area.

[Karla.rubiocorral@tucsonaz.gov](mailto:Karla.rubiocorral@tucsonaz.gov)

### Monsoon Season

Just a reminder to check your roofs (including tiles) and fences as heavy winds and rain begin.

An architecture review request must be submitted to the HOA before replacing fences or doing any other exterior changes.

### Upcoming projects

- Repairs to the sewer system, which requires digging a trench and paving over it, will begin in August. This will only impact a handful of residents.
- The trench created by a water leak along west side of the property will also be fixed soon.

### Update on 4172

Unit 4172 has been vacant since Judy Mires passed away. The unit may be up for sale if anyone is interested.

Large dumpster will be available to residents from August 1 – 5. The dumpster will be located along Western Winds Drive.

