

### **Dues (includes HOA assessment + water bill) will increase to \$230 starting in January.**

The current budget and financials are available online at: <https://home.85705ww.com/docs/>

### **Next Board Meeting:**

**Saturday, August 10  
11 AM at the  
Woods Memorial Library**

### **Update: HOA Management Company**

Earlier this year, the HOA Board sent out a request for proposals for an HOA management company. This was due to not receiving enough volunteers to stay self-managed.

Two management companies responded, and over the past 3 months, the HOA Board conducted thorough due diligence with each.

A contract was signed with Veracious Management Company that will begin on October 1. The management company is responsible for the daily operations of the HOA so the board can focus on decision-making and broader long-term needs. More details, including how to pay your dues will be sent out before October 1.

Although the management company significantly reduces the workload, a board is still required per law. All homeowners are expected to serve on the HOA Board at least once. Especially those that have not volunteered yet. Anyone interested in learning more about being board member should email [hoa@85705ww.com](mailto:hoa@85705ww.com).

### **August Recycle Bin Pick-up Dates**

**Aug. 14 & 28**

### **Update on 4172**

This vacant unit will go to a sheriff's auction. Date TBD.

### **Monsoon Season**

Thanks to everyone who repaired their fences, roofs, carports, etc. after the heavy storms. Your timely action helps keep Western Winds look nice, detracting criminal activity.

Fences and carports are homeowner responsibilities. However, an architecture review request must be submitted to the HOA before replacing fences or doing any other exterior changes.

### **Community Projects**

- The trench along west side of the property has been fixed. As part of this repair, the alley area was cleaned up and water, previously pooling in abutting parking areas now clears out.
- The sewer lines for specific lots were repaired to stop sewage from backing up in tubs and sinks.
- All parking areas will be re-sealed this fall. More specifics (dates, where to park, etc.) will be provided soon.

### **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).