

PEACHTREE LANE HOA

SPRING 2023

NEWSLETTER

Updates from the Board

BOARD MEETING SCHEDULE

Meetings occur on the **4th** Monday of every month at 5:30 p.m.

Owners are always encouraged to attend the monthly HOA Board meetings. It's easier than ever with Zoom. Just reach out to our management company to make sure they have your most current email. Invitations are sent out monthly via email. If you keep the invite link below it is the same for each of the open Board meeting.

February 27, 2023 and March 27, 2023 meetings will be via Zoom

If you scan this with your phone it will take you to the meeting
or click the link below

zoom.us/j/89974997738?pwd=Zmhoa3k5KzUrWXZDTHF4NHNVTHNkZz09

Meeting ID: 899 7499 7738

Passcode: 332175

2023 ANNUAL MEETING WILL BE HELD AT THE POOL

APRIL 25, 2023 AT 5:30 P.M.

In March the following will occur:

- Mailing for Solicitation of candidates
- Mailing of secret absentee ballots
- The secret absentee ballots will indicate the cut off date for returning them to our management company.

On the day of our Annual Meeting:

- The management company will check in owners. They will let you know if your secret absentee ballot was received, if not you will be able to vote at the meeting.
- Secret ballots will be tallied at the meeting and new Board members announced.

It is important owners have provided their current mailing address to our management company to ensure receiving HOA mail.

BOARD MEETING ETIQUETTE

Many are familiar with communicating during zoom meetings. For those who may need a refresher or are unfamiliar there are a few protocols. These will help the meetings run smoothly and provide an opportunity for everyone to speak.

- All attendees are muted upon arrival. This allows the Board to discuss each agenda topic and limits background noise (barking dogs, chit chat, tv's...)
- (1) owner per unit will be provided a (2) minute opportunity to speak *AFTER* there has been a second motion and before a vote is taken. Owners will be reminded of their time remaining and then muted at the (2) minute mark.
- Owners who wish to speak before each vote should use their "Hands Up" Icon function in the chat box. This will show on your screen and you will be provided an opportunity to talk. Please do not wave your hands back and forth as this is distracting from the conversations.
- Text messages to Board members personal phones from owners during meetings are not appropriate. Please do not send messages to Board members during the meetings.
- **If** the Board elects to provide a homeowner forum on the agenda this will be another opportunity for owners to speak. The same (2) minute timeframe will apply. Owners who go off topic, are rude, vulgar, attack the character of other owners or Board members will have their mic turned off.

We appreciate and encourage your attendance at the meetings. If you have questions for the Board email our management company. You will be responded to and handled in a timely manner. By following these protocols it will help the Board accomplish the agenda items in an orderly fashion.

ROOFING UPDATE

There are several roofs which are scheduled to be repaired or replaced in February and March.

- Units 3 and 4: Roof replacement
- Units 5, 7, 26: Roof repairs - these units have been on hold while the HOA sourced new matching tile.

As the availability for the special tile is limited, the HOA will be purchasing extra tile for future repairs. If you are experiencing roof leaks please contact our management company.

SPRING CLEANING

Joshua in Unit #3 is partnering with various homeless organizations collecting clothing. If you would like to donate please email Joshua at:

barelli.jp@gmail.com



ASSOCIATION WEBSITE

Many of you know our website is up and running. There is a small delay for posting some documents as they require Board approval at the open meetings. For instance approval of the January 2023 financials is accomplished at the February 2023 meeting. Once approved they will be uploaded to our website. You can access the website below:

<https://peachtreelanehoa.com>

NEW LANDSCAPER

At the November 2022 Board meeting your Board approved our new landscape company HMS Landscaping. They began service on January 1, 2023. After reviewing (3) companies we believe this is the best fit for the community. The new landscaper has been working through our irrigation system to ensure proper water distribution and durations. We want to make sure our system is properly watering our plants and trees. Your Board President and management representative have met with the landscape supervisor to discuss replacing all the plants and trees which have died over the years. A proposal of costs will be submitted and reviewed at the February 2023 open Board meeting.

AZ LEAK DETECTION

Over the last couple of months we noticed the HOA water usage increasing. We were concerned about wasting water and the increase in our costs. Our management company recommended hiring a leak locate company to investigate. Findings from the leak detection contractor found significant leaks in the spa, pool and pool equipment areas. Additionally several irrigation leaks were located and repaired by our new landscape company. Our management company worked to obtain multiple bids for the spa, pool and pool equipment leak repairs. They were consistently recommended to consult a company recognized for this type of work. The Board reviewed and approved a quote for repairs which will occur later in February or March weather dependent. Additionally the management company obtained (3) bids to repair the pool deck. There are deck cracks around the spa and other areas on the pool deck. These cracks are not cosmetic. Over time they will contribute to the degradation of the pool decking system. Deferred maintenance will eventually compromise the deck resulting in higher costs to make deck repairs. At the February 2023 meeting the Board selected and approved a contractor for the deck. However after reviewing a proposal from Berlin Construction, to repair some items identified in the engineers report, the Board will discuss a possible hold on the pool deck repairs at the next meeting.

ENGINEERS REPORT & REPAIRS

The association has been moving forward with findings from the engineers report. The report is online at our website. The process requires several phases we think are helpful owners understand. *Phase 1*: structural engineers report. *Phase 2*: obtain scope and proposal for repairs by appropriate contractor/s. *Phase 3*: Board review of contractor proposal/s and expense. *Phase 4*: commencement of repairs. The Board selected Berlin construction to carry out the repairs and is working to schedule two units which have the most amount of work needed. As pointed out in the report under the Conclusion of findings (pg.4), the first sentence states: there are (NO) structurally significant cracks in the foundation stem walls. Your Board is moving forward as expeditiously as possible with the repairs and maintenance of the community.

ELAN CONTACT INFORMATION

Office: 480-415-5254
Compliance: 480-415-8743
Email: elancommunitymgmt@gmail.com

