

Desert Ridge Inc.

President's 2023 Year-end Report by Ruth Krawczyk

2023 has been a fairly eventful year for the HOA. Our erosion projects were completed after two full years of work. Sidewalks were repaired. The COVID pandemic was finally declared over as far as we were concerned, and all our social events (Thirsty Thursdays, Spring Potluck, Block Party and Holiday Party) were able to resume. Board meetings were able to continue as usual, meeting at the Desert Hills Center for the most part. Thanks go out to the Board members and Volunteers that make our HOA function. This year is a non-election year, as all board members have at least one year left in their term. As was announced at January's monthly board meeting, Dennis Lynch had to resign from the board, and Veral Heller was appointed by the board to finish his term this last year in the role of Vice President. Next year we will be electing three new board members. If anyone would like to volunteer to serve on the nominating committee for next year's election, please speak to me.

Financial

Desert Ridge Inc. continues to be fortunate having a group of financial-minded people that keep the HOA running well within budget. We continue to use QuickBooks for electronic accounting and it is also used for budget preparation comparing previous year and current year costs to determine the current year budget needs. As you know, a portion of our HOA dues are designated for the Reserve fund. Although we haven't been

able to earn much interest in recent years, this year and last the interest climate started to change and we were able to earn \$5,134 in interest this year compared to \$86 in 2022. There were five houses sold, so our transfer fee income came to \$1425. Our year-end 2022 reserve fund balance was **\$171,392**. Our year-end 2023 reserve fund balance is **\$150,002** after paying for the next erosion projects and the sidewalk repair. The treasurer's report will include more details.

Common Area Maintenance/Erosion Control

The Maintenance Committee took on an extraordinary task two years ago, outlining where erosion control was necessary and even urgent over the entire HOA's common areas, in addition to its regular task of keeping our HOA's common areas in good, healthy and tidy condition. We continued with our contractor, Mochomo's, and the committee and board member have found them a delight to work with. The general clean-up was completed twice over the course of the year, the first time in detail, the second as a fine tune-up. Alongside this work, they also completed the next two major erosion control projects. Only one small project remained to be completed this past January, which is now also completed. This was a major project headed by David Ward and board member Mike Cochran, who made sure the budget was on track. David was out managing the team from Mochomo's and working alongside them most of the time. That's what I call giving your all: time, talent and sweat equity! At this time I would like to officially thank David for his leadership on this major project with the presentation of

a small token of the board's appreciation. David? Please come forward. Can I get a round of applause?

Another project the Maintenance team had to address this past year were the mite-infested Texas Rangers and Oleanders in our common areas. Many bushes were knocked down almost to the ground, but have come back as healthy plants. This will be an ongoing project as the mites are not quite yet completely eradicated, but the situation is much improved.

Another wonderful change that has happened this past year is that close to 40 homeowners (out of 98) have made improvements to their property, and/or have requested work be done behind their properties in the common area at their own expense. This is making the whole HOA a much nicer place to live, and we want to thank everyone who has assisted in this way. It has made our budget go so much further, and allows each homeowner to give their input for what is done around their home!

This is just a brief overview of what our Maintenance Committee has been doing in 2023. Make sure you read their full report on the website.

A big “thanks” to Michael Cochran, David Ward, Veral Heller, and Richard Goodsell for all the behind-the-scenes work they do. These are our neighbors, all volunteers. If you have any questions, give Mike or David a call.

Architectural

The Architectural Committee, headed by Lynn Potter, is an integral part of the HOA for consistency and continuity. The Committee's responsibility is to assure that construction, alteration or refurbishment meets the standards outlined in our CC&R's and Rules and Regulations. Lynn was supported by committee members Board Rep Ruth Krawczyk, Norm Goetz, and Jim Lueck. Going forward, Veral Heller will be serving as the Board Rep on this committee. Before starting any outside project, please send a request form or contact Lynn Potter. The form and/or Lynn's phone number is on the website.

Sign Lighting & Decoration Committee

Lynn Potter chaired this committee with the assistance of Michael Robben and Patrick Onarato. The solar cost savings over TEP power this year was at least \$348.88/year compared to 2014 TEP of \$480/year, since we reached full amortization in 2019. The flashing speed limit signs have also been cost effective. Thanks to Lynn and his crew for keeping our HOA signs well-lit in a cost-effective way and also for making us feel festive for the month of December with the entrance decorations. Patrick and Michael are taking over the decoration part of this committee's duties in 2024.

Streets

David Ward chairs this committee supported by Michael Hubbard. Dennis Lynch was the Board Rep. Veral Heller will be serving in that role going forward. In addition to monitoring the condition of the roads, the committee also sprays for ants,

which can affect the condition of our roads. We also repaired common area sidewalks and many of our homeowners also repaired the sidewalks on their properties. Assessments by qualified asphalt companies were made and will continue to be requested to keep abreast of future work that will be needed to keep our roads in good condition. The Pima County engineer also reviewed the condition of our roads, and provided recommendations. Thanks to David for keeping the board abreast of assessments.

Communications/Website

Desert Ridge communications come from two media: email and the website. Thanks go out to Diane Harris and Karen Rainford for the wonderful and timely job they have done in keeping our website up to date. The site has financial information, meeting notices and agendas, along with minutes of the monthly board meetings. It also has the CC&R's and Rules and Regulations, the HOA Directory, request forms and more, like the annual reports from all the committees. Password – rattlesnake1. If anyone would like a card with the password, come up afterwards to get one.

A recent addition to the website is the "Community Improvements" page where you will find a link to a 10-page PDF with all the improvements that have been made over the past year or two. Take a look and see what we've been up to!

If you are not receiving email notices, please check the directory to make sure your correct email address is listed.

After eight years of building and maintaining the site, Diane has relinquished her responsibility for the website over to Karen Rainford. Welcome, Karen! Thanks go out to both of them.

Beautification

The Beautification Committee under Chair Carol Claton is an advisory group to the Board and other committees for areas that affect the general appearance of the community, including tree and other plant selection, rock placement, signage, lighting, and any other areas they deem necessary. The committee strives for consistency within the community. Some of the projects completed in 2023 were the watering of six newly planted trees, the development of a long-term plan for enhancement of the islands, planted cacti, having intruding plants removed. They modified plant lists on the website, and served as a resource to homeowners and the maintenance committee. Thanks to Carol and her committee, made up of Marj Galitz, Pat Onorato, Leah Peterson, Michael Robben and Board Rep. Dennis Lynch, and going forward Veral Heller.

Social

The Social Committee, headed by Lorna Backman, is responsible for providing social events for the HOA. In 2023 we had a Spring Potluck, a Block Party with a food truck and music in October, and then the Holiday Party catered by Sweet Pea in December. All three events were well attended this year. The committee managed to keep the cost down lower this year for the Holiday Party, and people responded positively. Our Thirsty Thursday events, coordinated by Cindy Hubbard, have

continued to be successful. Thanks to Lorna's committee, comprised of Jim and Rose Philbee, Fred and Shelby Bivins, Mike and Judy Hudson, Mary Gunder, Gene Backman, and Ruth Krawczyk as Board Rep. Thanks also to Cindy and all those who hosted a Thirsty Thursday event this year.

Real Estate

Five homes exchanged hands in 2023, (and two more already this year!) We welcome these new neighbors to the Ridge:

John & Rebecca Effa (700 W. Desert Hills Dr.) sold to Bill & Karen Kuhlmann

Mary Woodrow (737 W. Desert Hills Dr.) sold to Paul Osika & Karen Rainford

Herb Furth Estate (900 W. Desert Hills Dr.) sold to Linda Joseph

Jackie Kanaga (2661 S. Desert Ridge) sold to Allen Grieser

Diane Wine (2651 S. Desert Ridge) sold to John Pennazoli and Nancy Strohman

(and already in 2024 Bob Epstein (812 W. Desert Hills Dr.) sold to Patrick & Susan Anderson; and Fred and Shelby Bivins (796 W. Desert Hills Dr.) sold to Gail Daniels, due to close yet this month)

So if you see a new face around the neighborhood, make sure you introduce yourself!

When a home exchanges hands, a transfer fee is charged by the HOA. This amount has been increased 20% each year (maximum amount allowed by AZ statute) for several years and was \$285.00 in 2023. This is “extra” money for the HOA as it is not budgeted and offsets some of the reserve funding increases.

In closing, I'd like to express my thanks to the Board for all their work, suggestions and dedication: Board member, Dennis Lynch (in 2023) and now Veral Heller as Vice President, Jan Morgan as Secretary, John Morgan as Treasurer, and Michael Cochran as Maintenance. I feel we've done a great job this year, and that's due to a great extent to all the volunteers on the many committees who kept their focus on keeping Desert Ridge one of the leading, self-governed HOAs in Green Valley. I'd also like to make a special mention of our past presidents who were always there for me whenever I had a question. What a team and what a great neighborhood!

UPCOMING EVENT:

Thirsty Thursday, this Thursday, Feb. 15th from 4:30 - 6:00 pm at the home of Jim and Betty Murphy, 936 W. Desert Hills Drive. Remember to bring an appetizer to share and your own beverage.