



Coldwater Springs
BOARD OF DIRECTORS

Mike Monfred, President
 (602) 989-8655
 mmfred73@gmail.com

**Lee Balicki, Vice President/
 Landscaping**

**Ron Cross, Treasurer/
 Architectural**

**James White,
 Landscaping**

**Chris Venturini,
 Architectural**

Richard Holman

Bob Gunn, Security
 (602) 359-2044

Hello Neighbors,



*President's
 MESSAGE*

The 3rd stage of improvement on the west walkway has been approved, it has two parts. The first part is as follows: (the same as the exiting fence/gate will be extended on the north end of the walkway). It will extend from the current west side of the fence/gate all the way to the very top of the collar of the Aqua Fria concrete river bank. The second part will be the exact same thing, except it will be on the south end of the walk way. This will stop all the unwanted individuals entering our community from that area. It will also stop people from outside the community from walking on the concrete riverbank to gain entry to our community or cutting across our community. There will be a 10' wide gate on the concrete collar at both ends to allow access by the Maricopa County Flood Control (MCFC) to enter and mow along the river bank. This project was originally going to cost us \$21,000.00, but with the negotiating and the great communications between the board, Cliff Adams (our community manager) and the MCFC, MCFC will be assuming all costs for this entire project. A great thank you to Cliff!

I hope you have noticed that the Golf Course has begun and has been working on cleaning up the areas around the fairways and along the holes. They have removed overgrown tumbleweeds, mowed the storm water retention areas on the Golf Course and cleaned up all debris left after the cleanup. If you get a chance, stop in the clubhouse and say hi to the new owner, Charlie.

Mike Monfred, Board President



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CARETAKER MESSAGE

How to Plant

Winter Ryegrass

in the **Desert**



Due to the hot, dry climate of the desert, it's an interesting—and often challenging—location for gardeners as winter and summer are very different. In Arizona, for example, many locals have summer lawns and winter lawns to keep their grass green year-round. They do this by growing Bermuda grass in the summer and ryegrass in the winter. So before you move to the desert, perhaps consider the upkeep of landscaping your new home.

When to Plant Winter Rye Grass

Because ryegrass does not survive the summer, you'll need to replant it every fall, usually in October. A general rule is that when the temperatures at night are consistently around 60 degrees Fahrenheit, you're ready to plant. Ryegrass stays dark green until the middle of May when it quickly dies off as temperatures approach 100 degrees Fahrenheit.

How to Plant Winter Rye Grass

First, you must scalp and de-thatch the summer grass. That means that you must cut the grass back and thin it to allow room for your new grass by making sure the seed gets down to the soil. You'll need a lawnmower and maybe even a power rake for this step.

Once you prep your lawn, it's ready for planting. The planting of the ryegrass in the winter is called over-seeding because you're planting the seed over existing Bermuda grass. Remember, the better quality your grass seed, the more beautiful your yard will look. Opt for a grass type that is suited for a desert climate, such as perennial ryegrass instead of annual. The perennial variety germinates faster, has a finer leaf texture, a darker green color, and is more vigorous.

www.CaretakerLandscape.com



ARCHITECTURAL REQUESTS

Any changes to your homes exterior or front yard landscaping must have architectural approval. You can find an architectural request form on this website or

request one from Jennifer at jbelle@hoamco.com. The Architectural Committee asks that you allow 30 days for a decision.

Many properties will receive a notice to repaint the exterior of the home. Notices are sent based on the appearance of the existing paint of the home. If your paint is chipping or peeling or appears faded, you will receive a notice requesting a repaint of the property.

Each property in the community is required to have a minimum of one 15-gallon tree in the front yard. All trees must be chosen from the approved tree list for the community. If you receive a notice requiring you to plant a tree, you will need to submit an architectural request form with the specific tree you would like to plant. You will have 90 days from the time you receive architectural approval to plant the tree.

Approved paint schemes for the community can be found at www.DunnEdwards.com. Type 'Coldwater Springs' in the search box then click on the link in the search results. You can also be emailed a link to the paint schemes by emailing Jennifer.

Coldwater Springs **Annual Christmas Party**

FOOD & FUN for the WHOLE Family!

December 14th, 2019

10 am to 2 pm

Main Park

(Coldwater Springs Blvd. & Fairway)



Watch Santa arrive in a helicopter!

Magical



Train Rides



Snow

Please bring proof of residence in the community for admission. (i.e. utility bill, driver's license)

PLEASE LEAVE YOUR PETS AT HOME

**For questions, please call
Jennifer at (480) 994-4479.**

Face



Painting

Balloon



Artist

BOARD MEETINGS



October 24th, 2019

November 28th, 2019

NO MEETING IN DECEMBER

January 23rd, 2020

February 27th, 2020

March 26th, 2020

Meeting time is 7:00 PM
Coldwater Springs Golf Club Clubhouse
100 N Clubhouse Dr.

upcoming events:



OCTOBER 24, 2019

Board of Directors Meeting at 7:00 pm.
Located at the Coldwater Springs Golf Club Clubhouse.

DECEMBER 14, 2019

Coldwater Springs Christmas Party, 10 AM - 2 PM, Main Park



DID YOU KNOW?

- The City of Avondale will be installing a new stop light at Avondale and Maricopa.
- Cox Communications is upgrading the community with new fiber optic cables.
- The HOA has created a handy Renter's Handbook for landlords in the community to provide to their tenants.

H Office Closures

The HOAMCO office will be closed for the holidays on the following days:

November 27th - 29th

December 24th - January 1st

HOAMCO will reopen for business on January 2nd, 2020 at 8 AM.

MANAGED BY:



HOAMCO

Cliff Adams

Community Manager
chadams@hoamco.com
(480) 994-4479

Jennifer Bell

Community Assistant
jbelle@hoamco.com
(480) 994-4479



Caliber Portal Information

What is a portal? It's a website where you can view your account; make a payment online, view personal compliance issues, view maintenance requests, update personal profile information, view your documents and much more. Please see the instruction provided to the right for how to access the portal.

How do I access the Caliber Portal

Use the link at www.HOAMCO.com

Once you navigate to www.HOAMCO.com, scroll down to the bottom of the home page and click on the link that says **Caliber Portal** in the **Homeowners** menu.

You will need to register for Caliber Web Portal before you have access to your account. Once you've navigated to the login page by following the step above, please follow the simple one-time registration process detailed below. We hope you enjoy using Caliber Web Portal, and welcome to HOAMCO!

STEP ONE: Create a New Login

Select **Create Login** on the login screen found through the Caliber portal link on HOAMCO.com

STEP TWO: Registration Screen

Enter your **Account Number** and the **Email Address** associated with your account, then select **Submit Registration**. If the email address is not on file with HOAMCO, you must contact the office to add your email address to the Caliber system before proceeding. If there is more than one owner, a drop down will appear allowing you to select the appropriate person. Select **Submit Registration**.

STEP THREE: Verification Email

Once you have selected **Submit Registration**, you should see a message that says: **"You will receive an email containing a link to create your login and password shortly."** Go to your email inbox for the email address you provided and locate the email sent to you with the subject, "New Account Registration." Then, click on the link in the email.

STEP FOUR: Create Username and Password

The email link will take you to a screen where you will create your login credentials. Enter your username and password of choice, then click **Submit**. You will then be redirected to the login page. You can now use the credentials you just created to login in the future.

Caliber Portal Log-In

Username:
Password:
Login
Create Login
Forgot Username
Forgot Password

How do I use Caliber?

[Click here to find out!](#)

The Caliber portal is not available for all communities. For more information, contact your community manager.