



Coldwater Springs
BOARD OF DIRECTORS

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President's
MESSAGE

Hello Neighbors,

I want all of you to be aware of what our state legislature (AZ) has been up to and what new law they have passed. State Senator David Farnsworth (R-Mesa) asked his fellow Senate Government Committee members to trust him and pass this bill. This bill that is now law requires (us) Coldwater Springs Homeowner Association to now mail a printed statement to every home, every month. This is now going to give our association an unexpected cost of \$47,957.40 per year (here is the breakdown)

Each statement costs us to print:	\$1.50 X 1,885 every house in Coldwater	\$2,827.50
Postage	50 X 1,885	\$942.50
Envelopes (pack of 30 for \$1.50) 1,885 divided by 30 = 62.83 or (63 packs)	63 X \$1.50	\$94.50
Paper	.07 each X 1,885	\$131.95
Total per Month		\$3,996.45 X 12 Months
ANNUAL COST FOR BILLING STATEMENTS		\$47,957.40

This is what it costs us to get your monthly statement in your hands for 12 months. This does not count for all the violations that we mail out each month. This is just the monthly statements. Please help our community by signing up for e-mail statements (Opt-in for email). The law allows us to send statements out by email, but only if you sign up for e-statements. Please call HOAMCO @ 480-994-4479 or email: jbelle@hoamco.com. Please tell Jennifer or anyone that answers the phone that you want to Opt-in for email statements. I know a lot of you have already signed up for e – everything in our community, but you have to register your email to receive e-statements. We cannot fight this new law; we are stuck with it for at least a year. But, we can trip our costs by getting everyone in the community to opt-in to receive e-statements. Please take the time and get signed up. If you need any further info or help, please call me @ 602-989-8655 or email me at mmfred73@gmail.com. We all need to work together and get this taken care of.

Mike Monfred, Board President

CARETAKER MESSAGE



Arizona has several different growing seasons. February to May is a growing season for warm-weather plants and September to December is a growing season for cool-weather plants. In some areas of Arizona, January also is a month to grow cool-season plants. During the summer, gardens are often summarized, when weather is too hot and arid to

grow healthy vegetables. The following is a guide on when to plant seeds in Arizona during different times of the year.

February-May: For a "summer" harvest, plant tomatoes, cucumbers, peppers, squash and other warm-weather plants as seeds early to mid-February. Harvest these varieties by May. Keep in mind, some of these vegetables will need to be planted at later times based on where you live in the state.

June-August: Temperatures will rise well over 100 degrees, and the vegetables in your garden will cease production. Depending on which part of the state you live in, some herbs will still grow in the heat. Rosemary and thyme are good options for this, as they are both resilient and drought-resistant. Basil, oregano and mint also may thrive, but plant these herbs in an area that receives shade during the hottest parts of the day.

Arizona's soil and how it affects agriculture: Much of Arizona's soil is a heavy consistency that oftentimes resembles clay. This means it is rich in minerals but not so rich in organic matter, which is why plants like cacti can thrive in Arizona heat because they have little water and nutrition requirements to grow. Since most vegetables require lots more nutrients than plants like cacti, the gardener will need to amend their garden with organic matter prior to planting. This could mean as much as 50 percent of the garden consists of organic matter like compost.

Along with adding more nutrients to the soil, amending the soil with compost and other nutrients make the soil more friable, which means the soil will have more air pockets and will have a less dense consistency. This allows vegetables' roots to spread throughout the soil much more easily than if the soil consisted only of clay. Since July and August can be too hot to grow vegetables in the garden in Arizona, use this time to amend your soil by mixing compost and other nutrients into the garden and giving it time to settle.

www.CaretakerLandscape.com



It was a great year, I hope you all are as proud of this community as I'm. It takes all of us to maintain this great place to live. If you see a private golf cart running around, that's board members picking up trash on our main streets, up Coldwater Springs blvd and down fairway. You would be surprised at how much trash we pick up, QT cups, plastic water bottles and wrappers of all sorts. I don't understand why people that live here throw their trash out the window going down these streets. The trash from the streets blows up

against the walls and gets caught in the shrubs and then what a mess. We have doggie stations for waste and we also have trash cans for your convenience at the parks and around. Please use them.

We are beginning our new budget year, we have some wall maintenance to review, plant replacement on the corners of the main streets, dead trees to remove and various areas to review. If you have any suggestions, please submit them through the board meetings we have each month. We do have some side walks to fix after the trees causing the problem are either removed or the roots are cut away that cause the sidewalk to buckle up. There are constant areas of maintenance to look at each year, we will review them to use the budget wisely.

Check the website for new events coming up, yard sale, Easter, etc.

See you at our next meeting, James White, chairperson for the landscape committee.

HOAdues

Pay
ONLINE

Online payments:

Please visit www.hoamco.com to setup reoccurring payments from a bank account or to make a one-time bank or credit/debit card payment. You will need the following information.

Management ID: 1093

Association ID: 274

Account number: (please contact HOAMCO for assistance)

****Please note:** One-time online payments post to your account in 3-5 business days. It can take up to 30 days for the auto debit process to start.



Check payments:

Please make checks payable to Coldwater Springs HOA. Include your account # on the MEMO line.

Send payments to the following address:

Coldwater Spring HOA
c/o HOAMCO
PO Box 94346
Las Vegas, NV 89193-4346

Don't Forget...
NEW Assessment Amount—Effective January 1st, 2020 \$41.80 per

Help your community save \$ MONEY \$

SIGN UP FOR
eStatements

HOAMCO

Create Account
Request Assistance

Create an Electronic Delivery Account

By completing the opt-in process on this website, you will have the ability to control how your association assessment statements ("Statement(s)") are delivered to you. Your Statements will be received in the manner you select, either print or e-mail. If you elect to receive your Statements via e-mail, you will be responsible for keeping your e-mail address up to date in this system at all times. Failure to receive a Statement via mail or e-mail does not relieve you of the requirement to pay your association assessments.

Verify Your Property Account

Providing your Account ID and Street Number allow for verification of your property account information for registration.

Account ID:

Street Number:

Please enter the number only, no other address components should be entered.

Account info

This information is used to create your E-Statements account. The email address is where your statements will be sent. The password allows you to manage your account.

E-mail:

Password:

Show Password

Full Name (optional):

To comply with a new law passed by the AZ State Legislature, HOAMCO will be issuing statements every quarter beginning January 1, 2020. Statements will be mailed to the mailing address on file. If you would like to receive the statements electronically, you can save your community money by switching to an electronic statement. To sign up for electronic statements please go to:

hoamco.opt-e-mail.com/signup

You will need to provide your account number and the email address you would like to use. If you need your Account Number, it can be found on your current statement or by contacting HOAMCO at the info below.

(480) 994-4479 or receptionist@hoamco.com



upcoming events:



COMING SPRING 2020!

- Community Yard Sale
- Easter Party at the Main Park

Is your home a RENTAL PROPERTY?

The Coldwater Springs HOA requires that you register your tenant within **10 days** of their move-in date. Tenant Registration forms are available on the website or by emailing Jennifer, Community Assistant. The community also has a **RENTERS HANDBOOK** available that will provide renters with all the information they need about living in the HOA. Requests for the handbook can be sent to jbell@hoamco.com.

Rental properties must also be registered with the Maricopa County Assessor's Office. All residential rental activity in the City of Avondale is subject to a 2.5% Transaction Privilege Tax (TPT). Property owners are required to obtain a TPT license and file/pay TPT through the AZ Dept of Revenue.

BOARD MEETINGS



January 23rd, 2020

February 27th, 2020

March 26th, 2020

April 23rd, 2020

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

MANAGED BY:



HOAMCO

Cliff Adams

Community Manager
chadams@hoamco.com

Jennifer Bell

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