

## **Continental Vistas Activity Report – September 2024**

### **Board of Directors**

President – Dick Stewart  
Vice President – Stewart Tagg  
Secretary – Monica Stewart  
Treasurer – Nora Mena  
Grounds Chair – Bill Keranen  
Architectural Committee Chair – Mark Watts  
Architectural Committee – Donna Cohen  
Architectural Committee – Steve Vis  
Board Member – Ed Baker

Contact us: [convistasboard@googlegroups.com](mailto:convistasboard@googlegroups.com)

### **Upcoming 2024/2025 Board Meetings Schedule \*Thursdays\* in 2024**

September - No meeting . Communication via email blast Activity Reports to all residents  
October - No meeting . Communication via email blast Activity Reports to all residents  
November - Board Meeting Thursday 11/14 2pm – 3:30pm. In person. Continental Vistas Pool mtg room  
December - Board Meeting Thursday 12/12 2pm – 3:30pm. In person. Continental Vistas Pool mtg room  
January - Board Meeting. Date and Time TBD. In person. Continental Vistas Pool meeting room  
February – Annual Meeting. Date and Time TBD. In person. GVR East Center  
March - Board Meeting. Date and Time TBD. In person. Continental Vistas Pool meeting room  
April - Board Meeting. Date and Time TBD. In person. Continental Vistas Pool meeting room

May to August – Summer break, No Meetings

### **Current Activities**

#### **Streets**

August 5 – 10 was the plan for Holbrook Asphalt Co to apply the pavement preservation treatment that is intended to significantly extend the life of our asphalt streets. Weather delayed the project a few times and the final day ended up being August 28. Our Street’s Chair did a great job working with the contractor and identified a few items to finish like removing tape from blue fire hydrant markers, painting/stripping missed areas and addressing some overspray locations.

Street upkeep is the biggest expense for the Association. Past Boards for years have been directing roughly 58% of annual dues to a dedicated fund to support road maintenance and for future complete asphalt replacement. Year End 2023 \$765K was in this dedicated fund. Year End 2023 the Board authorized \$146,814.44 from this fund to be spent with Holbrook Asphalt Co. on crack repair followed by a high-density mineral bond resurfacing material called HA5 surface treatment. That work is now completed. No changes or overruns. The final cost matched the original contracted amount of \$146,184.44.

## Architectural Committee

The Architectural Committee is continually reviewing requests from homeowners and granting approvals based on Continental Vistas governing documents. The CCR's and Rules are available for all to read on our website. [Continentalvistas.org](http://Continentalvistas.org) click on the *Official Documents* link. It is important to understand these rules and reach out to the Architectural Committee for review and approval before you start a project. An Architectural Committee review form is available on the website under the *Committees* link. Fill it out and send it in and a committee member will review your request. One of the most requested items is about house painting. Continental Vistas has an extensive list of the approved body and trim colors available for any exterior paint project. In the *Official Documents Rules* section, you will find all the colors listed. It is in the Appendix of the *Rules* document.

Summary of architectural requests from May through August 2024:

Painting 7, Building a porch 1, Paving front and back 1, Carport to garage 1, Solar panels 5, Window replacement 2, Door replacement 1, Weeds 2, Closing compliance 3

## Treasury

August 2024. The Checking account has \$94,723. August Expenses were \$3,817. Made up of July C&D Landscaping invoice, \$400 for two months of CPA, \$18.37 for parts to repair La Canada/Del Prado entrance lighting and \$57 for electricity for the 2 entrance lights. Our Money Market account has \$139,396. Two BMO Bank CDs \$260,260. One of these CD's matured and was reinvested at 4.65%, double the previous rate. Heritage SW CD \$124,800, Raymond James account \$261,716. Our total Roads fund balance is now \$624,991 after final payment to Holbrook Asphalt Co for the sealing and resurface work completed.

Reminder on where your annual dues go. Current Continental Vista Annual Dues \$440 a year. Equates to \$36.60 a month.

12% to General and Administrative which includes: Website, ZOOM mtgs, Legal Counsel, CPA, Insurance., Property Taxes, Postage, Printing, Social Committee

30% for Grounds upkeep which includes CV's Maintenance Contract, Materials, Dump Fees

58% Streets is deposited in CV's Road Reserve Fund, Streets Maintenance

## Grounds Committee

Continental Vistas Property size - 108 Acres total

- ~ 47 Acres of Residential properties
- ~ 9 Acres of Streets/Parking Areas
- ~ 52 Acres of Common Area

Reminder the Association owns the Common Area grounds and is responsible for maintenance. See the Association's CCR's Article 3 3.1-3.8 for details. Voluntary Crews rotate through the 52 acres of Common Areas doing dead brush removal, clearing debris and lower vegetation maintenance. Work is typically done between Oct-Apr. In the 2023/24 season the crew has only been 3 volunteers. They have done a

great job. It is hard work and difficult to keep up with everything. The Board's current Committee Chairs term is up in Feb 2025. With the Chair and only 2 experienced volunteers left, the need to fill these roles will be important. The Board will be evaluating how to recruit additional volunteers or investigate potentially having to hire out some or all this work in the future if it can't be filled. If you are interested in helping on this crew or have questions, contact the Board at: [convistasboard@googlegroups.com](mailto:convistasboard@googlegroups.com).

### **Website**

The Continental Vistas current website is in the process of being updated by a volunteer from the community. Information available on the current website will be rearranged with the goal of making information more accessible and easier to navigate to find what you need. Expect to hear more in the next few months with the plan for it to go live by yearend.

### **September thoughts from the Board**

- The Board is 100% volunteers from the community. In February 2025 three members of the Board terms are up. If you are interested in volunteering for the Board or Committee role, contact [convistasboard@googlegroups.com](mailto:convistasboard@googlegroups.com).
- With our newly surfaced roads a reminder that it is the owners responsible to keep the street free of gravel or plant material in front of your lot. Lot owners should check irrigation for potential run off and make sure drainage and runoff are controlled. Reference Rules 4.1 Grounds, Arroyos, and Washes. We all want our streets to last and keeping debris off the surface will help.
- Read and understand the CCR's and Rules
- Stay informed and support the Continental Vistas community
- For all owners and especially residents returning to the community from spending summer months out of state. It is important to maintain your property in accordance with the CCR's and Rules.
- Being a national election year, the Board would like to remind you that our governing documents only allow for 2 political signs per resident. See CCR's 6.14.2 Political signs. This section identifies the size, and the duration political signage is allowed up before and after an election.

### **Next Board Meeting 11/14 2:00pm -3:30pm**

**November Board Meeting** – In person Continental Vistas pool meeting room

Tentative Agenda

- President and Treasurer Reports
- Committee Reports
- Fine Schedule Update
- Grounds Maintenance Plans