



The Preserve at Shadow Mountain Homeowners Association

COMMUNITY NEWSLETTER

September 2013

The September 12th meeting was held at the Bel Fiore restaurant on Cave Creek road - a change from our usual location. This location proved to be a good choice for our meetings. Homeowners enjoyed pizza and calamari after the meeting making attendance even more worthwhile. The next Board Meeting is scheduled for Thursday October 17th starting at 6 PM at Bel Fiore Restaurant. We encourage you to attend and participate! We are having fun while getting our work done!

Community Website

IF YOU HAVE NOT ALREADY SIGNED UP, PLEASE VISIT PSMHOAONLINE.COM AND SIGN UP TO RECEIVE EMAILS, UPDATES AND 'COMMUNITY ONLY' DOCUMENTS AND INFORMATION.

**SIGN UP
STAY INFORMED**

psmhoaonline.com

PSM-Self Managed

Most small HOAs like ours are self-managed and do not take on the expense of employing a management company. Jon Riggins, President of an HOA in Scottsdale that is similar in size to PSM HOA and has been self managed for many years, spoke to Homeowners about managing an HOA without an outside management company.



Improvements

Projects to improve water drainage and safety were approved for areas on 26th Place, 27th Place and Gelding. Money saved from self-managing our HOA and contracting for landscape maintenance as needed freed up funding for these important projects

What if...

What if you notice a sprinkler head has popped off? What if you notice something that is just 'not right'? Please contact us (info below) and let us know as soon as possible so issues can be corrected as quickly as possible. Generally an email is the best way to contact the Board.

We appreciate any and all comments and suggestions as well!

Trash Cans

A gentle reminder that all trash and recycle cans should be stored out of sight.

Please do not leave your cans where they are visible from the street and detract from the

The money....



HOA financial statements from the time Mike Pestano took over as Treasurer are posted in the 'private' section of the community website (you need a log in to access this info).

In just under 6 months, the new Board has increased the HOA net worth by nearly \$30,000. By self-managing the association and carefully controlling spending we have achieved a much improved financial condition and will continue to build up reserves to meet future needs. Treasurer Mike Pestano has done an outstanding job administering the HOA 'treasure'.

Landscaping

Maintaining uninspired rows of bushes has been a major expense for the HOA. We are changing from high maintenance sculpted bushes to a more natural look that will allow the Texas Sage to bloom and add color to the common areas. While the bushes grow out there will be awkward stages but the end result will be an improvement in overall appearance



Lawsuit Filed

After exhausting all means of obtaining our accounting records in a usable format, the PSM HOA filed a civil suit against our previous management company, Morrison Group, and former HOA Treasurer Ken Thorp.

After the Morrison Group resigned with notice and canceled their contract with us, we received jumbled boxes of documents but nothing coherent. We received no documents or records from Ken Thorp. We are seeking our accounting records in an electronic format along with all ledgers and documents in paper format.

These are assets of the PSM HOA and we are required by law to maintain these accounting records and tax returns for at least 5 years.

CONTACT INFO

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