

Mountain Shadows HOA Newsletter
May 6, 2024

Landscape: I'm delighted to share, DWA and the City of PS approved our Phase V (final) landscape upgrade rebate application comprised of 19,055 square feet. This equates to a total refund amount of \$76,220.

A contract has been signed for O'Connell Landscape to begin the work. After a final walk through scheduled with the vendor this week, O'Connell will start applying herbicide to kill Bermuda grass and remove sprinklers. Then around May 15 they will officially start the job which will take about six weeks to complete.

Participating in the City's Turf Conversion Rebate Program will continue to save Mountain Shadows tens of thousands of dollars each year, while making our community environmentally responsible. The fiscal impact of the five landscape upgrades that were completed over the last two years can already be seen in water bill reductions and water conservation.

Note this will be our final landscape upgrade. I've learned more than imagined by directing these initiatives and I'm most grateful for the collective efforts of our Landscape Committee and all others who contributed to our efforts.

Wish you all a wonderful summer. Cheerfully, Rafael Cardona, Landscape Director

Architecture- We have approved a few new front patio requests and windows. Some owners are extending their front patios to enjoy more outdoor living space. Other owners have submitted requests to update or replace windows. If you would like any updates or changes to your condo, please submit an architectural request form to the HOA office.

Contractors will be working on various roofs and sidewalks in our community for repairs in May. We have smaller roofing jobs and sometimes they fit us in without notice. Please be understanding. If you notice any repairs needed, please contact the office.

Safety Concerns and Recommendations:

1. One of our owners had a fire in the dryer area recently. Please remember to check the lint vents on a regular basis to avoid this.
2. It is advised to have an up to date fire extinguisher, one on each floor for 2 story homes, available for owners and renters. Most extinguishers expire after a year or so. Check the dates.
3. There is one fire extinguisher on each wall behind buildings in the carport area. Please advise renters where this is. There is also one in the Pavilion.

Vehicles:

1. Be sure to lock your vehicles at all times. We have had recent break-ins of unlocked vehicles.
2. Do not leave the gate transmitter in view from outside the vehicle.
3. Do not leave any valuables in vehicles.
4. All vehicles must have current registration and be in working order.