



North Scottsdale Villas HOA

March 2009



Board Members

President:

Doug Napier
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Vice President:

Devin Seratte
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Secretary:

Laurelle Anderson
gardenias@aol.com

Treasurer:

Diane Meyer
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Member at Large:

Phil Foreman
Lewiston@bellsouth.net

Events

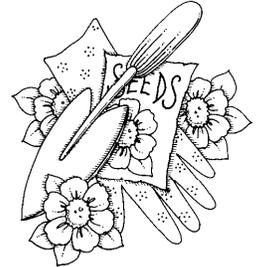
March 20-21
Scottsdale Arts Festival

April 14-19
Scottsdale Culinary Festival

April 25 April Pools
Day classes on drown-
ing prevention.

Here's to a Blooming Spring!

It's time to spruce up our yards. Plant flowers, get rid of those weeds and all the dead in our plants, bushes and trees! Lets keep our community looking great!



Annual Meeting April 28, 2009 7:00 PM

3 Board of Director positions are up for election this year. You are needed! This is your community and each Home-owner is an important part.

Would you like to volunteer time to help keep our community looking great? Or do you know someone else in the community who does?

All you have to do is complete the nomination form and send it to Preferred Communities or send an email to info@gothoa.com by April 3, 2009.

Please include your name, the name of the person you are nominating, their address and the reason you are nominating them.

Crime Prevention Neighborhood Summit

April 18 7:00am-1:00pm

Partners from around the valley will be presenting classes on Crime Prevention. Sponsored by the Maricopa County Attorneys office, this event is for the entire family. Classes will be available for teens and adults, with activities for all ages. Free food and prizes will be available as well as pet adoptions.

Registration is available at CrimeFreeAZ.com or call Scottsdale Officer J. Wattier at (480) 312-0275 or email at JWattier@ScottsdaleAZ.gov.

A few Reminders

The Board appreciates everyone's efforts to help keep our community safe and beautiful! With this in mind, the Board would like to gently remind all residents of the following:

Bulk Trash— Pick up of Bulk Trash is the 1st Monday of every month. Homeowners are allowed to place the bulk trash near the curb 9 days before, no earlier.

Commercial Vehicles— Commercial Vehicles are not allowed to be parked on the street or in your driveways in our HOA. If you have a commercial vehicle you will need to park it in your garage or find other accommodations.

Quarterly Assessments

Quarterly Assessments are due the 1st day of each quarter and are considered late if received after the 15th day of each quarter. Save yourself from getting a late fee—please submit your payments on time. There are several ways to pay your assessments:

- Send a check with the coupon at the bottom of your statement.
- Online Bill Pay—you send a check from your bank . Please give your bank enough time to get the check to Preferred Communities and make sure your Account number is on the check.
- Automatic withdrawal- contact Preferred Communities to have an automatic withdrawal set up on y our checking or savings account. This is a free service.
- Pay Online through Preferred Communities. Go to www.gothoa.com click on Homeowners resources and click on Make a Payment. There is a nominal fee for this service.

Fun Facts

The First Novel ever written on a Type Writer was Tom Sawyer.

In England, Ale is ordered by the Pint or Quart. In the olden days when customers became unruly, the bartenders would yell out "mind your Pints & Quarts and settle down. Hence the quote: Mind your P's & Q's.

It is impossible to lick your elbow.

Homeowners:

Do you have a question or concern, or even a complaint about the goings on in the HOA?

Attend the HOA Meetings. The purpose of the meeting is to allow all homeowners a forum to voice their questions and/or concerns.

If you are unable to attend the meetings, please contact the Management company with your questions or concerns.

This is your community! Get involved.



**Preferred
Communities**

PO BOX 5720

Mesa AZ 85211

480-649-2017

info@gothoa.com

What Happens if No One Volunteers for the Board?

By: Nikita Verma Esq.,

Carpenter Hazelwood Delgado & Wood Attorneys at Law

In these challenging times, we are asked what happens if no owner will volunteer to serve on the community's Board of Directors. For communities without willing volunteers, the prospects are grim. CC&Rs provide for a mandatory association that collects assessments and cares for the common area.

A functioning Board is necessary to guide the Association in these decisions and requirements. In many situations, professional management can reasonably and efficiently "run" the Association in the short term, a managing agent cannot continue to operate without a principal. Nor would it want to for liability purposes. Even if a management company "runs" the Association for a short period of time—a couple of months pending an election—the management company cannot make key business decisions, such as increasing regular assessments or entering into contracts with key vendors. As these types of decisions may only be made by directors, the maintenance of the common areas of the Association, the property taxes, the liability insurance premiums, and other bills could not be paid. There would be no one making decisions about assessment collections. In all probability, home values and the general health of the community would deteriorate.

It is also important to note that although a director's term expires, he/she may be obligated to continue to carry out the duties of the Association. Pursuant to the Nonprofit Corporation Act, despite the expiration of a director's term, a director shall continue to hold office until a successor is elected, designated, or appointed or there is a decrease in the number of directors may be subject to liability as it may be inferred that said director has a continuing obligation to the Association. If a director's term has expired and he/she is no longer willing or able to serve on the Board, it is in said director's best interest to affirmatively resign in writing so that it is not inferred that he/she is still obligated to carry out the obligations of the Association.

Finally, faced without any prospects of Board volunteers, we have often counseled clients and their managing agents to send out a letter community wide. This letter would alert all owners to the need, but more importantly, cast a dark shadow over the future operation of the community. Ultimately, without direction and key decisions, an Association cannot properly fulfill its duties. Bills go unpaid. Maintenance is ignored. Necessary repairs or expenditures are missed. This letter would forecast a challenging future for the Association without someone to volunteer. In our experience, owners do respond to these and someone answers the call.

These indeed are challenging times and volunteerism is at historically low rates. The continuing challenge to find willing Board candidates and volunteers is a problem. But with good communication and a realistic understanding of the need, it is our experience that someone in the community will volunteer.