

# Center Pointe Vistoso Community Association



October 8, 2021

Dear Center Pointe Homeowners,

As we enter the fourth quarter I can report that we have had another very productive year at Center Pointe. The CPV Annual Meeting and Election is November 18, 2021 and will be held outdoors at the Center Pointe Pool. Hope to see everyone there.

After an ambitious first year, 2021 continues apace. Zoom meetings which began out of necessity in 2020 enabled more residents to participate in Board meetings. Attendance is at an all time high as dialing in has been incredibly convenient. Meeting notices, agendas and minutes are emailed to achieve the widest distribution. If you have not been receiving them please contact Mission Management.

This year the Board has continued improving Center Pointe operations making them more efficient and addressing maintenance needs with the goal of keeping owner equities protected and the community looking its best. That requires sourcing and managing vendors and building long-term relationships. Value for your dollar has been our top priority, along with making decisions in the best interests of Center Pointe's 343 owners, whose input has guided the Board's work. As we develop the 2022 Center Pointe budget, we are in a strong financial position and expect owners' dues to remain stable. Tune in to the October 21 Board Meeting for the budget briefing.

It is Year Two with Sparkle & Splash Pool Service, found after an exhaustive search for skilled technicians to fix chronic heater problems. Their selection was a significant achievement as the pool, spa and splash pad that were previously poorly maintained are now receiving extra close attention by Mike and Jacob. We are also on Year Two with janitorial service Desert Pro, another area of improvement. Ralph Kayser not only provides value for his cleaning services but is a knowledgeable resource in the community.

My last letter to you was written just as Sunland Asphalt was completing the Center Pointe street sealing last fall. That project dramatically improved the appearance and longevity of our roads. Shortly after that, we interviewed multiple contractors for Center Pointe wall and view fence painting. Approved Painting was selected and began in March. The Cove and Desert Crest I are complete; Summit North and Desert Crest II are in progress; The Pinnacle and Summit South will follow. To achieve a quality result and keep the metal view fences maintained to a consistent standard, the Association exercised a Benefitted Property Assessment so the owners' "side" of the metal view fence would be painted at the same time at a realized cost of \$158-\$236 per household. Many residents have hired the contractor for their own painting projects.

Neighborhood Watch, led earlier this year by Cheryl Lewis and now Laura Malick Smith, continues to rally a roster of helpful volunteers. OVPD remains engaged and reminds everyone to dial 911 with any concerns. Local rover patrol HBS was hired this summer for security checks ahead of the installation of a fob system (to replace the keys) and vehicle gate for the pool. Both upgrades were approved this summer following years of extended community discussions of ways to resolve misuse of our facilities after hours and by non-residents. The fob installation (details enclosed) is underway and the Town has issued the permit for the vehicle gate to proceed.

This spring a new gate service provider, Eagle Gateworks, was selected to address long term Center Pointe gate malfunctions. Many of you may have seen Brett LeCompte performing overdue preventative maintenance.

To keep the Center Pointe grounds well-maintained and exceeding community expectations, the Board interviewed five landscape firms over the last two years and at its September Board Meeting chose Brightview to take over landscape maintenance. They offer a competitive contract from a cost and service perspective, and a list of satisfied clients including signature properties such as Stone Canyon.

The recommendation of a Special Committee stood up by the Board to replenish crushed landscape rock where needed in Committee-identified areas at Center Pointe will take place in the coming months.

The Center Pointe Website is now in the hands of the CPV Communications Committee. This, along with Mission's CPV Web Portal, and the frequent Center Pointe E-News are reliable sources of community information. I recommend these resources for those who are not able to attend Board Meetings and seek accurate information about Center Pointe.

We are in Year Two with Mission Management. Please reach out to our community manager Kim Schone with your email address to receive Center Pointe news, or if you wish to turn off paper billing statements.

One of my first actions as President in 2020 was to put the support of the Center Pointe Community Association behind the effort to convince the Town of Oro Valley to preserve the former Golf Course as recreational space rather than re-zoning it for development. This, along with Preserve Vistoso's efforts, led the Town to partner with the Conservation Fund with the goal of purchasing the land. We are very hopeful that is about to come to fruition.

Big thanks to fellow Board Members Wes Avery, Chad Collet, Monica Howell, John Davis, and the committee volunteers who give so much time and energy to the community. We look forward to seeing you at the Center Pointe Annual Meeting on November 18. If you cannot join us please be sure to return your ballot to Mission.

Best Regards,

*Jane Baker*

Jane Baker  
President, Center Pointe Vistoso Community Association

Enclosure  
FOB FAQs