

CENTER POINTE VISTOSO COMMUNITY ASSOCIATION
Oro Valley, Arizona 85755

September 21, 2022

Dear Center Pointe Homeowners,

We are pleased to provide the Board of Directors yearly letter on the state of the CPV Association. In addition to making significant capital improvements to the Center Pointe community, our total assets have increased each year since 2019 homeowner management. As we approach the end of Q3 we are on track to keep homeowner dues steady a fourth year in a row. This is a result of careful fiscal decisions and efforts to source quality service and value for your dollars.

After two busy years the Board of Directors started meeting every other month in 2022. To be more inclusive and accessible to both Board members and owners we continue live video virtual meetings, as have the VCA and many HOAs. Be sure your email address is on file with Mission Management to receive Center Pointe news and notifications. Chazity Scrimpsheer is now helping Kim Schone with the CPV account. Homeowners who do not attend Board Meetings can obtain community information from Mission, the homeowner portal, the website, centerpointevistoso.org, or by talking to a Board or Committee member who may be your neighbor.

With help from our appointed committees as well as input from residents, the Board stayed focused on its fiduciary duty of maintaining and protecting owner's shared amenities. CPV Governing Documents and Arizona Statutes inform all Board actions. 2022 projects include completion of common walls and view fences painting (with a seven-year warranty for paint and labor) and replenishment of the common area crushed rock. The pool has required constant attention to maintain its various systems. In March we hired Arizona Sparkle as the pool contractor when SSPC sadly ended their service of commercial properties. Four new Adirondack chairs were purchased, and four sling chaise loungers are on order for the pool. Maintenance projects coming up include re-coating the stamped asphalt crosswalks at CPV neighborhood entrances, and an engineering survey of the storm drainage-ways throughout Center Pointe.

One major community issue that has been addressed was the absence of a vehicle gate at the pool as those located in each the Center Pointe neighborhoods. This shortcoming left our privately owned amenities vulnerable to easy access by non-residents. Following years of community-involved discussions of ideas and researching options, data from Neighborhood Watch, the Oro Valley Police Department, and the security patrol, it was found the majority of trespassing was due to unrestricted access to the parking lot and duplicated keys. Two major security upgrades were approved by the Board and completed by Eagle Gateworks: a fob system replaced the keys, and there is now a vehicle gate at the pool (which has resulted in a significant reduction in trespassing reports and ending the expensive security patrol).

In July the community celebrated the transfer of the Vistoso Trails Nature Preserve to the Town of Oro Valley. CPV Board-led efforts and significant Center Pointe owner contributions along with Preserve Vistoso advocacy, succeeded in protecting the former Golf Course from development, keeping the area surrounding Center Pointe recreational space.

This year, the Board established a Social Committee in response to owners' requests for community fellowship. We had a Dessert Truck Roundup & Kids Day in March, Outdoor Movie Night in May, and First Responder National Day Out in August. Thanks to Mia Walsh, Carrie Rollman and all volunteers.

The CPV Landscape Committee has spent many hours helping oversee the landscape contractor, BrightView, who was hired last year to improve the care of the common grounds. The Committee walks the neighborhood to identify maintenance needs and landscape improvements. Items this year included removal of 11 dead trees in the Cove, 6 transplants to the pool area and The Cove playground, and tree replacements along Pebble Creek and La Canada. Committee members have located and plugged over 300 drip lines where plants had been removed but still receiving water. Thanks to Chair Jayne Anderson.

The first rock replenishment project is complete, covering the areas identified by the Committee as needing a top coating of minus, the product applied by the Builder to CPV common areas. Thanks to Stewart Mellentine who led this effort. Short term touch ups are being assessed.

The CPV Architectural Review Committee shortened ARC processing turnaround for owners to an average of five days rather than a month since homeowner members took over in 2019. At that time, they also started tracking all requests. To date over 340 ARC requests have been processed. The Committee updated the CPV Design Guidelines and the Plant Guidelines to make for an easier owner process. Thanks to Board Member and ARC Chair Monica Howell.

John Davis continued as CPV in-house website manager, and also has been designing the news bulletins for the flyer holders at the mailbox monuments.

In response to a few concerns the Board of Directors this year established a Holiday Decorations Committee to advise design parameters on the common areas. Ed Thomas is the lead on this committee.

The Neighborhood Watch that began in 2020 in response to community feedback will be an owner-organized entity going forward if there is interest. In prior years the Board held informational sessions with the Oro Valley Police Department, and the volunteer coordinators followed approved OVPD policies. Thanks to Laura Malick Smith for all her efforts.

Thanks to all Board and Committee volunteers who offer their time to Center Pointe. A special thank you to outgoing board member Wes Avery for his hard work. We counted on Wes many times for his thoughtful approach to important issues facing our community and wish him well in his new posting. The Board appointed Misty Colvin, MD Pediatric Specialist to fill out Wes' term. Welcome to Misty who has been serving on the Center Pointe Architectural Review Committee since 2019.

Be sure to join in one of the Center Pointe social events and come out for the Annual Meeting of Members in November, more information about that is enclosed.

Thank you,

Center Pointe Vistoso Community Association Board of Directors

Jane Baker, President
Monica Howell, Vice President & ARC Chair
Chad Collet, Treasurer
Misty Colvin, Secretary
Ed Thomas, Director

Enclosures