

# Center Pointe Vistoso Community Association



## Greetings CPV Community Neighbors,

It has been another busy year for Center Pointe Vistoso Community Association. As a community we have many successes to be proud of in 2023, most importantly our continued financial stability and collaborative and friendly community environment.

2023 was a year of continued infrastructure and community maintenance challenges, and although there is still much work to be done, we hope each of you has seen the benefit of the projects implemented this year along with those scheduled for 2024 as shown below:

### 2023 Completed Projects:

- Pool Security Cameras
- Stamped asphalt recoat (carry over from 2022)
- Flagpole
- Landscaping
- Engineering Study Private Washes
- Old Pool Pump Refurbishment
- Pool fire pit rebuild
- Pool and Spa filter sand / gravel replacement & leaking valve repairs
- Packrat Preventative Maintenance at monuments
- Playground chip replenishment

### 2024 Planned & Continued Projects:

- Gate Controller and Supporting Hardware updates
- Pool and Clubhouse Wi-Fi to support remote camera monitoring, hybrid community meetings, and resident safety, security, and enjoyment
- Pool fence, shade structure, and splash pad painting
- Pool Equipment Shade Structure to address continued weather-related repairs
- Asphalt Crack Fill
- Clubhouse building painting
- Landscaping – Large Tree Trimming, Tree / Plant Optimization (removals and additions)
- Splash Pad Water Gun Replacement

With each challenge the community faced throughout the year, the Board remained focused on open dialog and community engagement to ensure community members have their voices heard for the proposed solutions to these issues. This will be a continued point of focus for the Board going into 2024 and beyond. The input and feedback of CPV community members and volunteers is the catalyst to maintaining and improving our amazing community -- we couldn't do it without YOU, so thank you!

The annual meeting of the members was held on Wednesday, November 15. A special thanks to all who were able to attend and we look forward to seeing more of you at our new hybrid meeting events coming in 2024! For those of you who were not able to attend, Stephanie Thompson has been elected to the CPV Board of Directors, taking over the position previously held by Chad Collett. We'd like to extend our thanks to Chad for his time served on the CPV BoD. Chad, we appreciate your time and efforts and wish you all the best. Please join us in welcoming Stephanie to the Board as all Board members remain focused on maintaining and improving this wonderful community we call home!

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The next planned board meeting will be held in January 2024, date and time yet to be determined. The Board plans to lay out a monthly recurring meeting schedule over the course of 2024 to help residents plan for attending board meetings. More to come on this soon.

The 2024 budget was approved at the October BoD meeting. The Board is happy to announce homeowner dues are staying the same for the fifth year in a row! With the rise of inflation and other factors, this is a huge accomplishment. Three (3) CD's maturing in Oct. were reinvested, see details below.

- First Citizens (formally CIT) operating CD maturing 10/26/23 in the amount of \$102,316.77 reinvested with First Citizens Bank for 12 months @ 4.75%
- First Citizens (formally CIT) reserve CD maturing 10/26/23 in the amount of \$127,895.96 reinvest with First Citizens Bank for 9 months @ 5.00%
- Alliance Bank reserve CD maturing 11/19/23 in the amount of \$127,860.82 reinvest with Alliance Bank for 11 months @ 5.15%

In 2024, the Board will continue to focus on Fiscal responsibility while also ensuring we are being proactive in maintaining our property and valuable assets.

The pool security camera project, along with due diligence by several CPV residents had an immediate impact in reducing our ongoing pool trespassing and vandalism issues. Word travels fast and up to this point we have not had another trespassing / vandalism incident since. This is just another addition to the layered defense for our #1 asset! The CPV BoD continues to work with the Town of Oro Valley and OVPD to address the most recent and egregious incident and will share more details when we can.

The Flagpole project has been approved by VCA and installation is imminent. Thank you to everyone who helped get this project completed.

Landscaping continues to be an area of focus / concern for the Board. A couple of landscaping projects completed in 2023 were the CPV Drainage cleanup, Large Tree Trimming project, and placing Boulders near Pool area off Pebble Creek to prevent vehicle traffic from jumping the curb into the pool area parking lot. The Board continues to work with Brightview to address homeowner concerns. Please continue to report your landscaping concerns to Mission Management.

As you are all aware the community gates have had repeated and regular issues these last few years. Some of these issues are simply a matter of the high use the hardware sees, while others are the result of early system failures, coupled with storm-related damage. The Board is taking pro-active steps to address both an aging and unsupportable entry control box issue across the community, as well as the replacement of other key hardware elements such as the gate tag readers which are seeing repeated failures. As with any large project, unexpected issues and hardware installation issues have reared their ugly head and we appreciate the continued patience of those residents in Desert Crest 1 & 2 who have been the most directly impacted. Please trust that the Board continues to work closely with our gate system vendor to address each of these issues as quickly and effectively as possible. In the end, we firmly believe that the new system will be much more efficient, effective, and community-friendly!

Wi-Fi installation at the clubhouse and pool area is on track for December 2023 completion. Wi-fi will support remote camera monitoring, a transition to hybrid monthly & annual community meetings, improved resident security and safety

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via Wi-Fi calling support as well as general, password controlled, resident use while sitting poolside or using the clubhouse.

The ARC committee implemented an online review process and approved several homeowner improvement projects over the course of 2023. The 2024 goal is to review our community guidelines and make any changes necessary to best align with the master community guidelines. This will reduce homeowner confusion and make for a more seamless approval process.

In conclusion, 2023 was a successful but also challenging year. With all our successes and challenges there is still more work to be done in 2024. As we look forward to 2024, the Board encourages all homeowners to look into signing up for any one of our committees and to get engaged in the board meetings. If you do not feel as though your concerns are being addressed, the board meetings are a place to bring these concerns and get feedback directly from the board. The CPV committees are as follows:

- Architectural Committee - Heather Hickson, Chairman
- Communications Committee - Ed Thomas, Chairman
- Landscape Committee - Jonathan Pinckley, Board Liaison
- Social Committee - Stephanie Thompson, Board Liaison
- Flagpole Committee - Heather Hickson, Board Liaison
- Pool Committee - Ed Thomas, Board Liaison

Volunteers for each committee are welcomed, encouraged, and needed! If you expressed interest and/or signed up for a committee at the annual meeting, we will be reaching out to provide further information. If you have not yet signed up to volunteer for a committee, please click on the link below to see what is involved with each committee and put your name on the list. Committees will be formed and announced at the January meeting.

<https://docs.google.com/forms/d/1wkFyK4R7xL7Fi8WLWe11D1IGCvUEg20RNoWa31u2qQw/edit>

Thank you to all Board and Committee volunteers for your time and efforts in 2023. We hope that you have a wonderful holiday season, see you in 2024!

Thank you,  
Center Pointe Vistoso Community Association Board of Directors

Jonathan Pinckley, President  
Ed Thomas, Vice President  
Heather Hickson, ARC Chair  
Jane Baker, Treasurer  
Stephanie Thompson, Secretary