



HOAMCO

HOMEOWNERS ASSOCIATION MANAGEMENT COMPANY



From the President...

May 2005
Dear Homeowners,

Summer is almost here and with it comes the community association interests of water safety, water conservation, landscaping tips, gardening, and of course – summer vacations. In this issue we will address several of these items with practical tips for homeowners collected from our associates and clients.

I was recently asked if HOAs can be friendlier. Of course!! Is it possible to have a community governed by CC&Rs and a board of directors and still have harmony? YES! Thousands of people (like you) selected their homes in homeowners associations specifically because they liked the association support – although the media would like to have the public believe otherwise. Let's face it: happy homeowners with increased property values and well kept streets aren't very exciting to report about. The key to friendlier HOAs is communication between the board, the manager and the members. Returned phone calls are imperative. Newsletters, emails, websites and community projects to work on, in addition to regularly scheduled board meetings, are all tools that improve relationships and help information flow.

We all read and hear the negative language used by the media when addressing homeowners associations. Words like "enforcement," "rules," "assessment" and "foreclosure" certainly don't convey the positive attitude of a well-run community. The small percentage of fines and foreclosures are unfortunately blown out of proportion and the facts not always disclosed. We ask ourselves, "Who are these people?" The shock jocks on radio will talk for hours about the "evil homeowners association" while ignoring those of us who live, volunteer and recreate with and for our neighbors, promote activities for our neighborhood youth and do our part to increase the quality of life in our communities. I want to take this opportunity to thank the countless volunteers who serve on boards and committees for their communities. It is your participation that brings about our vision of a community association - one that is vibrant, responsive, harmonious and competent.

From HOAMCO – A BIG THANK YOU.
Respectfully yours,

Justin Scott, CMCA®, AMS®, President

Landscaping Tips for Summer Southwest Desert Region

From Community Association News

TURF

Over seeded turf – To speed transition to warm season grasses, turf should be cut progressively lower. This will allow for better warming of soil and allow light to reach emerging grass. Cutting rye grass lower weakens and slows its growth, allowing the dominant grasses to better compete for water, sunlight, and nutrients.

Cut dormant grasses weekly as the weather warms. Aeration could be performed now to speed up water and fertilizer increases. Fescues, Bermudas, and St. Augustine grasses should be uniformly green by late April.

SHRUBS AND TREES

After all threat of frost has passed and before new growth starts, trim frost damaged plants according to proper pruning procedures. Replace any plants that are beyond recovery. Also trim the more cold-tolerant plants, such as junipers and Texas rangers. Fertilize trees and shrubs. Aphids and red spiders are enjoying the warm spring sun, too. Check your plants and shrubs. If infestation is severe, have your landscaper apply chemicals accordingly.

ANNUALS AND SHRUB BEDS

This is a transitional period. Your winter annuals will thrive until temperatures maintain 90 degrees plus; then they will fade quickly. To get the best from your flowers, plant early, before high temperatures develop and soils are too hot for small planting. Top-dress your shrub beds and flowers with recycled green waste compost. Zinnias, marigolds, celosia, vinca, and lisianthus are among the most common summer annuals.

WATER REQUIREMENTS

Turf areas – Increase watering up to four to six times per week as temperatures dictate.

Shrubs & trees – Three to four thorough soakings weekly will be adequate.

Annuals – Water should penetrate four to six inches into the soil, then dry on top prior to the next watering. Depending on variety and location, your flowers may require daily watering.

Other – Spring rains may enhance weed growth. Your landscaper should apply herbicides to spot-treat problem areas.

**“What we do for ourselves dies with us.
What we do for our community
lives long after we are gone.”**

~ Teddy Roosevelt ~

FACTS & FIGURES

\$321.6 MILLION

**Amount paid out in
homeowners insurance claims for
dog bites in 2003!**

PRESERVING PROPERTY VALUES

Focus on high-visibility areas,
landscaping, assessments, planning,
income, communications, community,
the Board of Directors, CC&Rs,
& community identity.

ON THE BOARD?

Be patient and know your neighbors.

**Read & learn
your governing documents.**

**Be reasonable and
choose your battles carefully.**

**Expect criticism,
respect the needs of the many.**

**Appreciate volunteers,
listen to the community &
Have a good time with it.**

What Is a Community Association?

A community association may have any number of names, including homeowners association, property owners association, condominium association, cooperative, council of homeowners and common interest development. While there can be substantial differences among these types, any association's fundamental responsibility is to preserve the community and protect the value of the property owned by members.

Estimated number of association-governed communities, individual housing units and residents within those communities:

| Year | Communities | Housing Units | Residents |
|------|-------------|---------------|--------------|
| 1970 | 10,000 | 701,000 | 2.1 million |
| 1980 | 36,000 | 3.6 million | 9.6 million |
| 1990 | 130,000 | 11.6 million | 29.6 million |
| 2000 | 222,500 | 17.8 million | 45.2 million |
| 2002 | 240,000 | 19.2 million | 48.0 million |
| 2004 | 260,000 | 20.8 million | 51.8 million |
| 2005 | 274,000 | 22.1 million | 54.6 million |

The statistical information above, developed for the Community Associations Institute by Association Information Services

More than 54 million Americans live in association-governed communities. At least 1.25 million people serve on community association boards, with another 300,000-plus serving as committee members.

Planned communities often provide a more efficient use of land than communities that are developed one home at a time. In addition to addressing sprawl, these efficiencies often make planned communities a more affordable way to own a home, especially for first-time homebuyers, retirees and low- and moderate-income families.

In the best communities, associations offer a real sense of community, an important contribution in an increasingly transient society.

Water Conservation Tips

By Matthew D. White and Lee Bougneit,
CLP, CNP Caretaker Landscape Management

As a landscape maintenance contractor, we work tirelessly to insure that water is not being wasted. We check irrigation lines for leaks, check sprinklers for broken nozzles or heads and plug drip lines where plants have been removed. We are constantly changing timers on clocks to make sure watering is done at the proper times. We also give advice to our Boards on decisions which would impact water conservation efforts. White at Board meetings, we get one question increasingly more frequent, "what can I do to help conserve water?" This seems obvious; use water less. Here are some helpful hints on how to do this. These ideas have been pooled right off of many of our municipal web-sites.

First, we can conserve water by making some changes inside our homes. We could take shorter showers, run dishwasher and clothes washer only when they are full, replace standard shower heads with low-flow heads, shut off water while brushing your teeth or shaving, investigate the replacement of standard plumbing fixtures with low water use fixtures and check faucets and toilets for leaks. Also, have a hot water recirculation unit installed. They are becoming a popular way to save thousands of gallons each year and are relatively inexpensive.

For outside your home, there are even more and larger conservation methods. Seventy percent of all household water is used outdoors. Check your irrigation system for leaks often, use low water use plants and the principles of xeriscape in your landscape, adjust irrigation schedule to accommodate seasonal water demand, adjust sprinklers so only your lawn is watered and not the house, sidewalk, or street, and water at night or during the cool morning hours to minimize evaporation. Using mulches around plant material will help the soil retain water and keep the plants cooler. Another way to conserve water outside is not overseeding. This will save you a lot of money and time as well.

Let's face it, conservation is not the easiest thing to get in the habit of doing. Remember when recycling became the trend. Everyone had to go through their trash and decipher what was recyclable and what wasn't. All you have to do to help conserve water is turn a handle, make sure things are working correctly and make a few easy conservation minded decisions.

BACKYARD GARDNER

Here are a few tried and true choices for your summer garden. Before planting, remember to always amend soil with organic matter, some nitrogen, lots of phosphorus, and some soil sulfur.

GREEN BEANS: Pole beans are more work than bush beans, but they taste much better. "Kentucky Wonder" is a favorite variety of pole bean. If you must plant bush beans, "Contender" is a good choice. Plant bean seed only after soils reach 70 degrees F (when the mesquite trees leaf out).

CARROTS: Rather than planting in rows, broadcast a mixture of your favorite carrot varieties in a prepared bed and thin to 3-4 inches apart. When harvested, each carrot will be a surprise. You can also mix radish seed into the carrot seed mix. By the time radishes are finished, the carrots should be coming on.

CUCUMBERS: Bitter skin is caused by any stress on the plant. With cucumbers, it is important not to let the soil dry out. Irrigate regularly and mulch to retain soil moisture. The Japanese climbing varieties are great. Plant cucumbers on a wire fence and encourage them to climb. This saves space in the garden and makes harvest easier.

MELONS: Many varieties are out there, so don't bother growing plain old cantaloupe. These heavy skinned melons were developed to withstand abuse of commercial processing. Try some of the newer, exotic melon varieties. Whichever you choose, roll the vines. This is done by picking up the vine and placing it back down across the

crown of the plant after 2-3 fruit have been set on that vine. We are not sure how it works, but farmers have done it for years.

PEPPERS: Sweet (bell type) and chile peppers are well suited to our area. Do not plant outdoors until night temperatures rise above 55 degrees F. Try growing Anaheim types (Sandia, Big Jim) that are roasted for green chile. Three or four jalapeno plants will produce enough to make lots of salsa. Bell peppers need to have enough foliage to shade fruit thereby preventing sunburn.

POTATOES: There are 100's of potato varieties to try. Buy certified seed potatoes and plant in early spring. Plant deep and backfill as the plants grow. If harvested during the bloom, you get new potatoes. Otherwise, dig mature potatoes after vines die back in August or September.

TOMATOES: Again, there are 100's of varieties. The main challenge we have is heat. Tomatoes do not fruit well when temperatures rise above 90 degrees F. Some people shade tomato plants with "Remay" type fabric or shade cloth. This does not significantly cool down the air temperature, but it can decrease the probability of a beet leafhopper landing on your tomato plants. Just don't use anything with greater than 50% shade.

**HAPPY SPRING AND
SUMMER GARDENING!**

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