

March 2026 Newsletter

1. Well folks another successful annual meeting has come and gone. All the votes were counted both on-line and paper ballots and Karen Obegi and Mary Ann Murray were re-elected, Congratulations. There were 54 ballots cast. All Board positions will remain the same as last year.
2. Thanks to the board and its members for all the hard work this year, I would also like to thank all the volunteers on the social committee (for whom have retired and we are looking for other volunteers to fill these positions), the flag raisers, and Retha Cameron for doing this year's audit of our books (our books are looking good)
3. The following homes are going to be painted this year. If you have not had your parapet walls inspected you should do so because if there is damage it is not the painter's responsibility to repair them (you can call one of our own, Bob Kok at 520-303-8999 to inspect your parapet walls). The following homes are being painted this year, they should start within the next few weeks. The Painter Joe will notify you what day your house will be painted. 774 Emilia, 780 Emilia, 786 Emilia, 792 Emilia, 798 Emilia , 714 Emilia , 720 Emilia , 726 Emilia , 732 Emilia , 738 Emilia , 851 Emilia , 857 Emilia , 393 Sabinas. Please ensure your exterior walls are accessible so the painters can get to them.
4. The board and residents in attendance at the annual meeting approved paying our Treasure Karen Obegi \$320 to do our HOA taxes again this year. This is the same amount H&R Block charged us a few years ago. This way our files are safe, H&R Block lost our files a few years ago.
5. Chuck Ramsey recently attended a meeting on the state of the surrounding arroyos with the county. Our goal this year is to have the arroyos surrounding our area cleaned out before the monsoon. Keep your fingers crossed that we can get this done.
6. Don't forget we have a website, most information concerning our community is located at www.madervistahoa.com.
7. Home owners' insurance in accordance with our CC&Rs homeowners must have fire insurance on their residence. Please contact your insurance company to ensure you are in compliances and insure we get a copy each year for our files
8. I have scheduled a bulk trash pick-up for 3/11/2026. This is a normal trash pick day so have your bulk items out with the regular trash. See flier attached to this email for further information.
9. If you've changed your email address, phone number or your home address, and emergency contact (snow birds) please let us know so we can keep our records up to date. Also, if you would like your annual HOA dues and Ballots sent to a different address than we sent to this year please let us know (this continues to be somewhat of a problem).

10. Common areas and personal areas (not allowed to police the common areas yourselves, and not allowed to police a neighbor's yard without permission), if you take it upon yourself to cut down bushes and trees in the common areas, the HOA is NOT responsible to clean up the mess, the homeowner making the mess will be charged to have it cleaned up. If you need something cleaned up in the common areas just let us know and we'll get our landscaper on it.

11. Please ensure your lamp posts are in working order. These are for safety at night. There are a lot of people that walk their dogs at night

12. Home Emergency Protection – Service Line Warranties of America (SLWA) SLWA (1-866-922-9006), or Home Serve (1-877-444-7750) are independent companies, separate from your city, local utility or municipality, providing emergency home repair services and protection solutions to homeowners across the US.

13. Home Sales - we had 9 homes sell in 2025 at an average of \$249,900 per house or \$176 per square foot. We currently have 5 others for sale for 2026.

14. Next Meeting will be on 03/19/202 at 9am at the Madera Vista Club House.

Things to Ponder:

How many times is it appropriate to say "What?" before you just nod and smile because you still didn't hear or understand a word they said?