



SAN MARCOS ESTATES

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WINTER 2022

NEWSLETTER



President: Bart Salzman **Vice President:** Rich Sisco **Treasurer:** Kathleen Coleman
Secretary: Brandi Hulbert **Member at Large:** Edward Evans
Manager: Renee Gordon (elancommunitygmt@gmail.com)

Year in review: In spite of the pandemic, our board functioned with lots of emails, telephone calls, and zoom meetings. Highlights during year included: Community Yard sale was held in October with at least 20 participating homes; Food trucks visited us weekly throughout the year; Trimming of all Evergreen St Elm Trees and Frye Rd Palo Verdes was completed, and in Jan 2022, 11 Eucalyptus in the basin were trimmed. The monsoon destroyed a number of Palo Verdes along Frye, and a plan was submitted to the City to plant an assortment of hardier, more appropriate trees, some now and more later as additional Palo Verde's fail; A large Eucalyptus tree along Fairview was removed as its roots lifted and it leaned creating a safety hazard; A major irrigation project was completed in the basin to allow trees to be watered separately from the turf to allow turf water to be turned off as needed without affecting the trees. Feral cats continue to be a challenge and we have Trapped/Neutered/Released (TNR) more cats. There is nothing else we can legally do.

Our Annual Meeting was conducted on Zoom December 8th, 2021 at which time Rich Sisco was re-elected to the board for an additional 3 year term. Rich has been an invaluable board member, designing and creating significant and complex beautification plans resulting in numerous additional plants and trees throughout our neighborhood.

In December, our neighborhood Food Drive was a huge success, resulting in over 200 pounds of food donated to the AZCEND food bank in Chandler for holiday distribution. Thank you for all the generous donations!

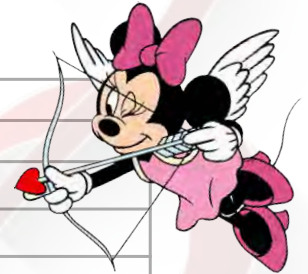
Dog poop: Please Be Responsible! There seems to be a trend of dog owners either not picking up after their dogs or placing little poop bags all around our basin and along Evergreen St. Bag droppings and place in the provided receptacle or take them home for disposal in your trash can. This week over 20 small poop bags were found in the basin. We need to do better!





Happy Valentine's Day

San Marcos Estates Financial Health. Below is the board approved 2022 association budget. Assessments will remain at \$36/month. As of 11/30/2021, Our association has Operating Funds of \$19,365 and Reserve Funds of \$83,179. Note our Reserves are used for common area maintenance. Such items include: wall painting, dry well repairs and cleaning, granite replacement, irrigation line replacements, and other major repairs.



2022 Budget		
	214 Homes @	36/mo
Homeowner Assessments		\$92,448
Maintenance & Repair		
Backflow Testing		150
Landscape Extras		4000
Exterminating		300
Landscaping		21420
Misc Maint/Repair		600
Sprinkler Repair		3000
Tree Maint/Removal		11118
Utilities		
Elec		500
Water		19000
Insurance		
Assoc Ins Policies		5500
General Administrative		
Audit/Tax Prep		750
Taxes		50
Social Expenses		600
Bank Fees		50
Legal Services		0
Management Fees		16800
Permits & License		10
Postage & Office Supplies		2000
Reserves		6600
Total Expenses		\$92,448

