



SABINO TOWNHOUSE ASSOCIATION COMMUNITY UPDATE – December 2024

Board Meetings

Board meetings will be held on the fourth Wednesday (except in November and December) of every month at 5:30 PM; venue will be provided in the meeting notice.

NOTE: Meeting dates are subject to change at the discretion of the Board of Directors.

The meeting notice and agenda will be emailed forty-eight hours before the meeting date as required by ARS § 33-1804 to allow you to decide whether to attend or not.

To avoid potential legal exposure, the Association must comply with the governing documents and state statutes. Management reviews the governing documents and state statutes to ensure that the Association complies when the Board is making decisions or proposing policies, rules & regulations, etc. When necessary, the Board will seek legal counsel before making a final decision.

2025 Schedule

- February 26
- March 26
- April 23
- May 28
- June 25
- July 23
- August 27
- September 24
- October 22
- November 19
- December 17

Tim Makinen, President
 Joanna Satorius, Vice President
 Kelly Taylor, Secretary
 Michelle Ariola, Treasurer
 Doug Fox, Director
 Delane Bell, Director



If you have any questions or need additional information regarding Association matters, please contact Bel Garcia, Community Association Manager, directly at (520) 888-0474 or belg@copperrosellc.com to receive a timely response.

The next gathering will be from 4-6 p.m., Saturday, Jan. 11, when we will have a Chili Cook-off and Potluck at the Ramada. Please bring along your favorite chili to enjoy with others.



The Sabino Townhouse Homeowners Association, the Annual Members Meeting will be held as follows:

Thursday, January 23, 2025

5:30 PM – Check In

5:45 PM – Call to Order

Ward 2 Council Office

7820 E Broadway Blvd, Tucson AZ 85710

REMINDER: 2025 Assessments

The 2025 annual assessment rate is set to \$3,156.00, applicable to all homeowner lots, and will be billed monthly at \$263.00 starting January 1, 2025.

You will receive a monthly statement reflecting the charges applicable to your lot approximately three weeks before the due date. Please ensure the Association has your current mailing information to receive timely notifications.

The monthly assessments are due and payable on the first of each month. If you are setup with direct debit through Copper Rose, the assessment amount will be adjusted automatically. If you are setup with auto pay through your financial institution, you will need to update the assessment amount.

Payments can be made by mail using the coupon portion of the statement, in person at the CRCM office, or online by visiting www.RentPayment.com. If paying in person, the only forms of payment accepted are checks, money orders, or cashier checks.



The Sabino Vista Social Committee plans and hosts community events for all residents. Get to know your neighbors by attending an upcoming event. For more information, please visit <https://sabinotownhouseassociation.com>.

If you are interested in volunteering on the committee, please contact Bel Garcia at belg@copperrosellc.com.

Don't forget poop bags when walking your pets!

It is unsightly and unsanitary to leave your pet waste in the common areas of our community. Please remember it is against the law not to pick up dog waste per Pima County Ordinance, Section 4-103. Pet waste can spread disease to other pets and humans if not disposed of properly.

Thank you in advance for being considerate and courteous of your neighbors by keeping your pets leashed in the common areas and picking up after your pets.



HOA 101: Tips For Living In An HOA Community

Millions of people around the world belong to a homeowners' association (HOA). These types of communities can differ by location, but in general, being a member of an HOA provides a unique set of opportunities. If you're looking to enhance your community living experience, then we've identified five simple ways to get the most out of your HOA.

1. Know the rules and respect them.

Hopefully, you got to know the rules before buying your HOA home, but if not, it's never too late to start. Take a close look at your governing documents and familiarize yourself with your community's rules and regulations. If anything is unclear, don't hesitate to ask for help. Your HOA board or Community Association Manager (CAM, for short) will be happy to answer any questions you have and fill in any missing details.

Once you have a proper understanding of your HOA rules, do your best to follow them. Almost all potential problems of living in an HOA will be avoided by living within the rules. If your community has a guideline that you can't follow, don't worry. HOAs are more flexible than you may think, and there are ways to change your association's rules. However, it's in your best interest to follow the rules as long as you live in that community. Always wait until a rule or policy has been officially changed using the proper channels before deviating.

2. Be a good neighbor.

Following the rules will also help keep a good relationship between you and your neighbors. If you suspect your neighbors of ignoring neighborhood guidelines, like parking or noise violations, don't jump to any conclusions. It may be wise to talk to your neighbor face-to-face before reporting them to your association. Keeping open lines of communication between you and your neighbors is always a good idea. Also, don't hesitate to reach out to them and invite them to HOA meetings and activities.

3. Get out and enjoy everything your community has to offer.

Living in an HOA community isn't free, but often it does have some perks. If you're paying monthly dues to help maintain neighborhood parks, pools, or walking trails, then get out and enjoy them with your family. One of the main reasons people want to live in an HOA is to take advantage of the added events and amenities. Getting out and enjoying the extra things your community offers will likely improve your sense of community and make your experience of living there far more enjoyable.

4. Actively participate and volunteer with your HOA.

If you're looking for additional ways to get involved in your community, then HOAs provide many volunteer opportunities. Start by attending your association's meetings and getting to know your current board members. Often, your board will have additional committees for activities or welcoming new members that you can help run. Likewise, you may want to consider volunteering to serve on the HOA board.

5. Stay connected and communicate often.

HOA communities are always changing and adapting to meet the needs of their residents. While your board may try its best to keep you informed, it's a good idea to do all that you can to stay connected. Make sure you are signed up to receive any community communications, whether it be through the mail, emails, text messages, or phone calls.

Additionally, many communities will also use online apps and websites to send out notifications. Whichever way your HOA communicates, make sure you are plugged in and not missing any relevant news or announcements.

The Sabino Townhouse Association Board of Directors appreciates your understanding.