

## Portal III March 2021 HOA Status Report

### Items Attached:

- March 21, 2021 Financial Report
- Road/Culvert Maintenance to do List
- CC&R Violation List

### Updates Since January HOA Status Report:

Two Lot Owners have still not paid their 2021 HOA Fees, and have been fined for the month of March. Please pay your dues promptly to avoid additional fines and legal fees.

The new lettering for our Monument Entrance Stone has been installed. Next step is landscaping around the stone.

The next phase of our Signage Enhancement project will be the reduction in the number of individual property signs currently in place. This will better balance our community's natural harmony and address related HOA liability concerns.

An email was sent out trying to get an accurate count on how many lot number signs have been placed within our Portal. The purpose being to obtain an outside quote to outsource the remaining signs to complete this project. If you have not responded to the email (Lot Number Signs Count – 21 January), please do so.

Karen Vanderwerf had one new homeowner to give a Welcome Package to – Lot 6.

Gary Magliano, Allan Yost, and Mike Chase have had the following Architectural requests since January:

- Lot 16 – House Paint
- Lot 72 – Room Addition
- Lot 77 – Kitchen/Garage Addition
- Lot 106/107 – Retaining Wall
- Lot 164 – Deck Replacement

During the next couple of months, the Architectural Committee and Board members will be conducting property inspections. So please take a look at your home for any needed home/deck paint/repairs, and on your property for any diseased/deed trees and bark beetles and mistletoe.

Security has been quiet.

Our CC&Rs are quite clear that NO Outdoor Fires are allowed in our Portal. This is also backed up with regular mention in our Meeting Minutes/Status Reports, as well on page one of our Website. Your strict adherence is required to avoid potential fines.

Also as mentioned many times, there are no rentals allowed in our Portal that are under six months in duration.

We have new Portal III window stickers for your vehicle to help Security identify vehicles belonging to Portal III property owners. These are being handed out in our Newcomers packages and are available from Security and any Board member.

A major water leak at the end of Deer Trail caused flooding two homes on Deer Trail, and some properties along Juniper Loop has been fixed by the Pine Strawberry Water Department (PSWID). It wasn't easy, your Board had to send a number of emails and quite a few property owners attend a PSWID Board Meeting to get them to take serious action. The Board would like to thank Darwin Huber for his active involvement in getting PSWID to resolve this leak problem.

Your Board has approved a Spring Brush Pickup for this coming May. Details will be sent out at the beginning of April.

We've only experienced some light snow falls since January, no plowing required.

There are still complaints of excessive/annoying outdoor lighting. Please limit outdoor lighting to reasonable hours and shield any lighting from shining onto adjacent properties.

There are still ongoing noise complaints of excessive, and prolonged dog barking. Please watch after your dogs. Homeowners enjoy the quiet and serenity of our peaceful community.

Please watch your speed when driving in our Portal, there are people walking and wildlife in the area. Your adherence to the 25 MPH limit is appreciated.

There will be three Board Positions open this coming June (our Annual Meeting) and with the increased interest by qualified property owners in good standing we are seeking nominations. In the event we have more than three candidates, a election will be conducted. A separate email with a Candidate Form and instructions will be sent out shortly for consideration.

If you have an item or concern that you wish to discuss, please send me an email, and your Board will review it and get back to you.

**Portal Pine Creek Canyon Unit 3 HOA**

**3/21/2021**

**Net Balance**

**Assets:**

Chase checking account	50,749.93		
Chase High Yield Savings	30,686.44		monthly @ 0.2%
Chase CD	122,334.08	11 month	matures 0.05% - 5/27/2021
Total Chase	<u>203,770.45</u>	9 month	matures 0.05% - 8/17/2021
		9 month	matures 0.05% - 12/17/2021

**Liabilities:**

Less: construction deposits (4,000.00)

Net Balance

**199,770.45**      **28,529.23**      change fr prior yr

Balance at 12/31/ <del>18</del> <sup>20</sup>	171,241.22	(8,029.38)
Balance at 12/31/19	179,270.60	1,174.59
Balance at 12/31/18	178,096.01	(22,772.98)
Balance at 12/31/17	200,868.99	6,226.26
Balance at 12/31/16	194,642.73	16,574.28
Balance at 12/31/15	178,068.45	17,599.73
Balance at 12/31/14	160,468.72	(15,114.96)

**3/21/2021**

**Income/Expense Activity**

**Income:**

Annual Dues	32,340.00	
Late Fees	30.00	
Transfer Fees	600.00	
Interest Income	<u>75.56</u>	
Total Income		33,045.56

**Expenses:**

security	(1,800.00)	
grounds	(2,681.63)	
postage/PO Box/supplies	(34.70)	
taxes		
insurance		
legal		
misc		
Total Expenses	<u>(4,516.33)</u>	
Overall Total		<u><u>28,529.23</u></u>

**Portal 3 HOA Road/Culvert Maintenance To Do List**

**March 27, 2021**

**Status**

**Open Items:**

- 1) Arroyo West road repair by lot 158 & 159
- 2) Naco road repair by lot 64
- 3) Trail's End and Arroyo West intersection
- 4) road repair - Knob Hill (new construction)


**2020**

Gila County chip seal (Steve Sanders)  
crack sea/ and resurface completed by Maurer Sealing & Stripping

completed September 2020
completed August 2020

**2019**

Trails End Drive/Juniper Loop road repair  
Trees/bushes along roadways

completed - 2019
completed - 2019

**2018**

Arroyo West dirt on road/clean culvert area  
Road drainage ditch clean out  
Century Link complete road repair Arroyo East  
Road crack sealing by Maurer

completed - 2018
completed - 2018
completed - 2018
completed - 2018

**Portal 3 CC&R violations**

**March 27, 2021**

**2021**

Lot #

Letter sent	
1st	2nd

**Status**

**OPEN**

Lot #

1	home repair	working	
43	abandoned vehicle	2/18/2021	
45	orange fence	2/15/2021	emailed back they will take down by 3/15
76	granite pile	1/18/2021	contracted to have granite spread
138	paint	6/3/2020	Homeowner to paint in summer 2020