

Portal III January 2021 HOA Status Report

Items Attached:

- January Meeting Agenda
- December 31, 2020 Financial Report
- Road/Culvert Maintenance to do List
- CC&R Violation List
- Architectural Committee Report

Updates Since October 2020 HOA Status Report:

HOA Fees are due by February 28th. If you have not paid your dues, please do so to avoid late fees.

The new lettering for our Monument Entrance Stone should be installed by Iron Horse Signs in the coming days. Followed by 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 and Stacy Barry have one new homeowner to give a Welcome Package to – Lot 102. We are finding out many folks would rather have a digital Welcome Package over our previous hard copy ones. Both Karen and Stacy are working to put this information on a thumb drive and to supplement it on our Website.

Gary Magliano and Allan Yost have been busy on the Architectural Committee - a copy of their report is attached. Thanks to everyone for advising the AC of your exterior plans in advance of starting them. Also, Mike Chase has joined the AC – Thanks for joining Mike.

Security has been monitoring active construction sites to help protect tools and equipment – we have had issues in the past. An open fire was responded to on Naco, where the homeowner responded positively in putting it out. Also a few dog owners were made aware that leashes are required when walking their dogs off their properties.

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.

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 New Comers packages and are available from Security and any Board member.

A major water leak at the end of Deer Trail caused flooding in a home on Deer Trail. The water is running down Deer Trail and onto Juniper loop at the rate of about 3 gallons per minute. PSWID has been made aware of the leak and are trying to locate its source and stop it. A separate email has been sent out on the situation.

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

We experienced heavy snowfall of about 30-36 inches between January 24th-26th which required plowing our streets twice. Barbara Huber on the Snow Removal Committee was quite busy addressing the situation and is very appreciative of the many homeowners who helped identify and monitor the amount and location of snow. With both HOA roads and County roads within our Portal we were able to coordinate plowing our HOA roads with the County's plowing. Thanks to everyone for keeping the roads clear for plowing access; drives identified with cones should have been unblocked. With so much snow we were all left with drives and walkways to shovel.

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. Most folks want and 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.

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 III Pine Creek Canyon HOA Meeting – January 23, 2021

Call To Order/Introductions/Meeting Conduct Rules (Dave Johnson)

Secretary's Report (Darwin Huber)

Approve October 17, 2020 HOA Status Report

Treasurer's Report (Craig Kjell)

Year-end financial report

HOA Fees were due January 1, 2021 and are past due after February 28.

2021 dues collection update

Old Business

Road/culvert maintenance To Do List (see attached)

CC&R violations review (see attached)

Welcome Committee

Sign Committee - Entry feature and signs

Lot Number signs

Outdoor Fires NEVER allowed

Short-term rentals (less than 6 months) prohibited

Architectural Committee (Gary Magliano/ AllanYost/Mike Chase/Darwin Huber)

Security Report (Chuck Casey)

Environmental/Firewise (Darwin Huber)

Brush pick-up schedule – 2021 set dates

(2020: \$5,613 – 60,000lbs / (2019: \$5,365 – 54,000 lbs./

2018: \$9,021 - 127,000 lbs./ 2017: \$8,108 - 87,000 lbs.)

Snow and Street Debris Removal Committee (Barbara Huber)

New Business

Closing

Dogs – Noise – Lights - Speeding – Vehicle decals

Next meeting: **March, 27, 2021 at 10:00** - location to be determined

Portal Pine Creek Canyon Unit 3 HOA

12/31/2020

Net Balance

Assets:

Chase checking account	29,020.01		
Chase High Yield Savings	30,685.50		monthly @ 0.2%
Chase CD	122,259.46	11 month	matures 0.05% - 5/27/2021
Total Chase	<u>181,964.97</u>	9 month	matures 0.05% - 8/17/2021
		9 month	matures 0.20% - 3/17/2021

Liabilities:

Less: 2021 dues received in 2020	(6,723.75)		
Less: construction deposits	<u>(4,000.00)</u>		
Net Balance	<u>171,241.22</u>	change fr prior yr	<u>(8,029.38)</u>

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)

12/31/2020

Income/Expense Activity

Income:

Annual Dues	32,670.00	
Late Fees	65.00	
Transfer Fees	6,000.00	
Interest Income	<u>2,029.33</u>	
Total Income		40,764.33

Expenses:

security	(6,600.00)	
grounds	(38,408.96)	
postage/PO Box/supplies	(851.55)	
taxes	(373.68)	
insurance	(2,154.00)	
legal	(401.52)	
misc	<u>(4.00)</u>	
Total Expenses		<u>(48,793.71)</u>
Overall Total		<u><u>(8,029.38)</u></u>

Portal 3 HOA Road/Culvert Maintenance To Do List

January 23, 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)

Completed Repairs:

2021

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

January 23, 2021

2021

Lot #

Letter sent	
1st	2nd

Status

OPEN

Lot #

1 home repair
138 paint

working
6/3/2020

Homeowner to paint in summer 2020

Closed
2021

Portal 3 HOA violations

PRIOR YEARS

**Closed
2020**

6	nusiance - barking dog	Darwin talked to owner multiple times	
6	trailer storage	6/29/2020	
15	trailer storage	6/29/2020	
16	machinery on lot		
56	trailer storage	6/29/2020	
59	white lattice fence	7/9/2020	owner will paint
67	outdoor fire	10/10/2020	security and Darwin personally visited homeowner
69	nusiance - barking dog	Darwin talked to owner multiple times	
107	trash bags	6/29/2020	
108	dead trees	6/9/2020	
117	repaint door	7/9/2020 7/30/2020	
151	shed on lot		Homeowner to move
159	dead tree	7/23/2020	Homeowner to remove
185	outdoor fire	6/9/2020	sent letter reminding homeowner of no fires allowed and possible fines

**Closed
2019**

2	dead tree (2)	talked to owner 5/21	
16	short-term rental	5/6	not used as short-term rental
40	dead tree	5/1	
44	mistletoe	5/6	
47	mistletoe	5/1	homeowner emailed would take care of
49	bark beetle	5/6	to be removed Memorial day weekend (had been watching since fall 2018)
54	mistletoe		talk to homeowner 4/28/emailed back work done
55	mistletoe	5/6	will take care of in June
60	mistletoe	5/1	homeowner emailed had contacted Trees By Robyn
61	mistletoe	5/1	homeowner emailed would take care of
62	mistletoe	5/6	
63	mistletoe	5/6	
67	mistletoe	3/27	emailed 419 work completed
120	woodpecker siding damage	9/10/18	emailed DJ to be fixed weekend 9/29
176	mistletoe	3/27	
187	mistletoe	5/6	emailed Allan to check 8/18/19
197	trailer stored	8/26	
31	bark beetle	10/4/18	sent email - getting Armstrong to remove
33	bark beetle	10/1/18	owner used Action Tree Service
39 A	bark beetle	8/22/18	remove bark beetle after 39B removed
39 B	bark beetle	meet seller/buy b4 close	remove bark beetle before closing/see contract with Armstrong
48	mistletoe	10/1/18	
52	bark beetle	8/21/18	emailed back 8/21 will take care of
55	mistletoe	9/18/17 4/9/18	wrote back there May 5 to clean up
69	bark beetle	8/22/18	
110	bark beetle	8/22/18	
115	dead trees/brush	5/1/18	
143	mistletoe	9/6/18	
144	mistletoe	9/6/18	11/28 told Darwin he was getting the mistletoe removed
147	mistletoe	10/1/18	emailed 10/17 mistletoe removed
187	mistletoe	5/1/18	called Darwin 5/5 - hiring Dale Bobb to remove

1/18/2021

Deck Repair

Lot-83 in progress

Lot-150 in progress

Lot-145 Done

Lot-149 Done

Lot-82 in progress

480 518 2863

Lot-174 Done

Lot 16 in progress

House Painting

Lot-145 in progress

Lot 11/12 in progress

Lot 21 Done

Lot 117 Done

Lot 138 Done

Lot 34 in progress

Lot 16 in progress

House Remodels

Lot 65-66 Deck cover - Done
Lot 4/5 ? 480-855-1471 Tom
Lot 54 in progress
Lot 180 in progress
Lot 1-2-3 in progress
Lot 145 Garage in progress

New Home builds.

Lot 133 in progress
Lot 139 in progress
Lot

Drive ways

Lot 161 in progress
Lot 73 Done

Out Door lights

Lot 136 in progress