



Dorado Country Club Estates *Master Association*

January 10, 2020

Hello, and Happy New Year!

Together with the Executive Board and committee chairs, we offer a brief 2019 year-in-review. However, before I continue, I *THANK YOU* all for your continued support of our shared community. It is only because of your dedicated hard work that this Board and our community continue to run harmoniously, which is evidenced by our annual Spring Neighborhood Night Out.

Once again, Patricia Sainz of Block 3, volunteered to chair this Dorado Community free and fun evening. It was held on March 24, between 5:30-8:30 pm at the Dorado Golf Course Clubhouse. This year was an even bigger success, albeit bitter-sweet as Linda, our community USPS Mail Carrier, was honored upon her retirement for her many years of superior service to our community! We had a turnout of nearly 200 people, which exceeded last year's total by almost 80 guests!

In October, a special meeting was held with Ward 2 Councilman, Paul Cunningham, representatives from the Tucson City transportation department, Bob Lebsack, Dorado Golf Course Manager, and committee members from both the Executive and Land Use committees. The purpose of the meeting was to make the city officials aware of the damages incurred as a result of the monsoon flooding from the Rose Hill wash and to ask for assistance in preventing future losses related to the flooding. As a result of the meeting, the City will conduct a study to include a walk-through with stakeholders from HSL, the Golf Course, the Dorado Community, and the City of Tucson. Policies may need to be changed related to the Rose Hill Wash.

At nearly every board meeting, we are reminded to pick-up after our dogs and to keep them on a lease. Therefore, in December, a small group of Dorado neighbors pooled their money and purchased two (2) Dog stations, and the golf course volunteered to install and maintain them. One station was installed around the 6th Tee box near the pump station. The second station was installed near the east side of the 12th fairway near the pump station. More information about the dog stations can be found from DOGIPOT 1003-L Pet Station Includes Sign, Dispenser, Steel Receptacle, Litter Bag Rolls and Liner Trash Bags at Forest Green by [Amazon.com](https://www.amazon.com) OR https://smile.amazon.com/dp/B007IBLYNG/ref=cm_sw_em_r_mt_dp_U_EH1cEb59CZ7NM

After a long struggle with our website, the Board decided to transfer our website to another company. Our new website was built by HOA Express, which specializes in community websites. They assisted in the transfer of all of the information from the previous homepage to our newly rebuilt site. The domain name was also transferred. Therefore, it can still be accessed using Doradohoa.org. Our new website has many user-friendly features. All sub-associations are now capable of sharing the responsibilities of keeping the information on the website up-to-date. We are asking that all members of the Dorado community consider joining the site.

Sadly, two of our valued neighbors and volunteers passed away this year. Hugh Dougherty of Block 5, who was working to improve and update our community website, and Gary Haun, a long-time active member of his own community, Association 2, and the Master Board of Directors. Most recently, Gary was serving as the Association 2, Alternate Director.

A Master Committee recap follows:

BUDGET AND FINANCE COMMITTEE: *Chaired by Sue Teaney*

Both the general liability and the D&O liability insurance policies were reviewed. It was determined that adequate coverage was being carried for any potential exposure. The deductibles for each insurance policy were also reviewed. It was decided that there were no significant premium savings in increasing them; thus, they were left at the lesser amounts.

A portion of both the general reserve and the road reserve monies were moved from Vantage West to Mutual of Omaha Bank to earn a higher interest rate.

The proposed budget for 2020 was prepared for the review and subsequent approval of the directors. Budget line items were reviewed, and it was determined that several expense items could be combined under just one title. Additionally, new expense categories identifying contracted monthly street sweeping by the Coyote Bros. as well as monies allocated for funding safety and communication activities were established.

The Design Review Committee: *Chaired by Dick Sexton*

The Design Review committee met twice this year with HSL representatives in HSL's offices for updates regarding the use of the land between the Golf Clubhouse and Speedway. They had no specific proposals for the Dorado area of land.

The Landscape Committee: *Chaired by Trish Cheney*

Highlights:

- Light fixtures were replaced at the east flag pole.
- New flags were raised at both entrances.
- One tree at the east entrance was lost to storm damage.
- Repairs/replacement were made to irrigation at the east entrance that had aged out.
- The City of Tucson issued eviction notices to the homeless in the wash at Kolb/Speedway, which continues to be an area of concern.
- Trimming and clean-up of the wash are on the list with the City of Tucson.

The Executive Committee: *Chaired by Susan Knowles*

The committee met monthly throughout the year including the summer break to ensure the smooth operation of the community.

The Roads Committee: *Chaired by Linda Hitt*

In January, the roads committee reported that the streets will need poly rubberized chip sealing, which can be applied one (1) more time at the cost of \$165 -175 thousand dollars before requiring a total removal and replacement of the roads. However, in order to raise the necessary funds to pay for the project, the committee recommended a special assessment of \$150 per home. The committee recommended collecting the assessment monies by the 4th quarter of 2021 to allow for the completion of the project during the Spring of 2022. The additional assessment monies would be combined with the Road Reserve funds to pay for the project. At that time, the committee recommended that each Director present this information to their Boards for feedback, approval, and budgeting.

In May, after careful thought and discussions, the committee recommended that the special assessment vote be placed on hold in 2019. However, the project will still need to be completed within the next 2-3 years. Therefore, the committee encourages the Directors to continue to remind their respective boards to plan for this upcoming expense.

The roads were inspected several times throughout the year, and potholes were repaired when found. The roads were swept in both March and November, crack sealed in March, and striped in April. In November, the committee met with HSL representatives concerning concrete ramps for each side of golf cart crossings of Dorado Blvd, as well as the concrete curb entrance into the maintenance shed. The Board agreed to pay for the concrete (up to \$1,600), and HSL will pay for labor, etc. The project should be completed during the first quarter of 2020. The project's purpose is to minimize damage to the roads from gravel and debris from golf carts.

The Safety and Communications Committee: *Chaired by Joel Summer*

It has been a relatively quiet year for the Safety and Communications Committee. This is good. While Dorado Country Club Estates has largely been spared criminal incidents, there is a fair amount of crime reported just beyond our walls, especially to the northwest. The Master's Association, in partnership with the local HOAs, is beginning to identify points along the outer walls where security can be breached. Association 3, with some funding from the Master Association, will replace a fence with barbed wire to keep residents of various housing developments as well as homeless camps from using access to jump the wall. Association 2, working with the City of Tucson, is trying to get the damaged wall fixed at the north end of Via Dorado. The wall suffered damage during the monsoon. The south side of the wall has been repaired by Association 2.

- No trespassing signs have been placed along the wall on Speedway.
- Various security cameras have been discussed, and it appears that more neighbors are using them.

Crime

- There have been just a few incidents of crime reported in the various neighborhoods that make up Dorado. There were the roof walkers, a person jumping the fence, a graffiti incident, a garage theft, people breaking into vehicles, stolen packages, and suspicious people in the neighborhoods.

Crime response

- Most of our neighbors seem to know what to do to prevent and report crimes. Most of the identified crime is immediately reported to the Tucson Police Department. We have tried other websites and apps to communicate but without much success. Many use the Nextdoor app at <https://nextdoor.com> or the Neighbors app launched by Ring doorbell.

Respectfully submitted,

Susan Knowles

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 President
 Master Association
 Dorado Country Club Estates