



Colonias La Canada (Las Colonias) Homeowners' Association  
 PO Box 478, Sahuarita, Arizona 85629  
 Email: [coloniaslacanadahoa@easyhoa.email](mailto:coloniaslacanadahoa@easyhoa.email)  
 Website: <https://easyhoa.website/coloniaslacanadahoa>



# DECEMBER 2024 NEWSLETTER

## Board of Directors – 100% Volunteers

President:	Trinan Verwys	Board of Directors 2025 Meeting Schedule:
Vice President:	VACANT	Second Thursday of every other month at 6:00 pm
Secretary:	George Agorastos	January 9
Treasurer:	Maria Garcia	March 13
Director:	Efthalia Agorastos	ANNUAL MEETING: SATURDAY, APRIL 12, 2:00 pm
Director:	Melody Colecchi	May 8
Director:	Louie Tartaglia	July 10
Director:	Dave Swigert	September 11
Accountant:	BigSky Business Services	November 13
Landscaper:	Troutwine Landscaping	All Homeowners are always welcome!

Please check website <https://easyhoa.website/coloniaslacanadahoa> for location – changes depending on Board member residence availability.

**WE ALWAYS NEED MORE VOLUNTEERS!** Many hands make light work! Please reach out to the Board at the above email address if you have any time you can give to ensure the ongoing quality of our neighborhood!

## Holiday Decorating Contest

Every year our neighborhood delights with the sites of holiday lights! Prizes will be awarded on Saturday the 21<sup>st</sup>! One of our wonderful homeowners is also collecting food for the food bank in front of their amazing light display at 1740 Calle Del Querido.

First Place wins \$100

Second Place wins \$75

Third Place wins \$50

As always, your annual assessments must be paid in full and you cannot have any violations pending.



**2023 Christmas Decorating Contest Winner**

## Your Fireplace Might Be Poisoning You



Smoke may smell good, but it's not good for you. The biggest health threat from smoke is from fine particles. These microscopic particles can get into your eyes and respiratory system, where they may cause burning eyes, runny nose, and illnesses. When inhaled, these chemicals can cause bronchitis, heart attacks, strokes, asthma attacks, irregular heartbeats, and even heart failure, especially in those who are at risk for these health hazards, such as children and older adults.

Fireplaces release an array of dangerous chemicals and toxic by-products. According to the Environmental Protection Agency, burning wood releases particulate matter, benzene, formaldehyde, acrolein, and polycyclic aromatic hydrocarbons - all of which can go straight from your lit fireplace into your family's lungs. EPA estimates suggest that a single fireplace operating for an hour and burning 10 pounds of wood generates 4,300 times more carcinogenic polyaromatic hydrocarbons than 30 cigarettes.

Smoke from your fireplace can also impact the air quality in your neighborhood and put others at risk for inhaling toxins and house fires if in proximity to your home. Be sure to check with your homeowner's insurance that they will cover damage caused by a fire that originated in a fireplace.

If you're using your fireplace mainly to keep your home warm, you are losing money. A traditional fireplace sees 80-90% of the heat it produces go straight up the chimney. Warm air inside your home is also pulled up the chimney, making wood fireplaces extremely inefficient at heating a house.

The leading cause of fires from home heating is a dirty chimney. At least once a year, have your chimney and fireplace inspected, serviced, and cleared by a professional, no matter what type of fireplace you have. Clean off ash, soot, and other debris after every use - so that you don't end up with a pile of flammable materials in your home.

Unguarded fireplaces are dangerous for kids and pets as well. Warn children about the dangers of fire, and always supervise kids and pets when the fire is going. If you need to leave the room, take children and pets with you rather than leaving them unattended. Ensure the capture of flying embers with a fireplace screen that fully covers the opening. Remove anything even remotely flammable - such as pillows, books or magazines, and rugs - from the area surrounding the fireplace (at least three feet is a good rule of thumb).

Test your smoke and carbon monoxide detectors monthly to ensure they're working properly, keep a fire extinguisher nearby, and always put the fire out completely before you leave the house or fall asleep.

## What Your 100% Volunteer Board of Directors Does

**Managing finances:** The board is responsible for the HOA's financial health and stability. This includes creating budgets, collecting assessments, issuing fines, paying bills, insuring the common areas, submitting state and federal filings, and keeping records.

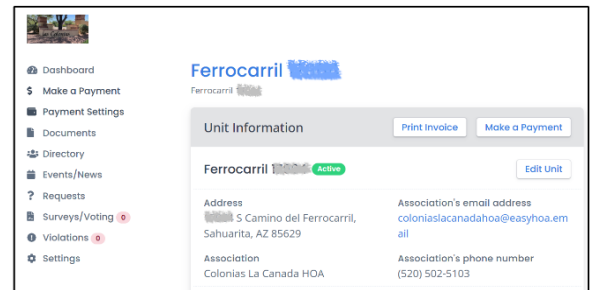
**Enforcing rules:** The board is responsible for enforcing the community's rules and guidelines as outlined in the Articles of Incorporation and Covenants, Conditions, and Restrictions (CC&Rs).

**Maintaining shared spaces:** The board is responsible for maintaining the upkeep and condition of the parks and common areas.

**Communicating with homeowners:** Via emails and mailings.

**Attending meetings:** The board attends and actively participates in board meetings, making informed decisions on behalf of the community.

**Managing records:** The board manages board meeting records, homeowner lists, and other HOA records. We use the EasyHOA site to manage all things HOA related. **PLEASE** login as soon as possible so that you can access everything shown here. That is the best place where homeowners can submit a request, find HOA news, upcoming events, meeting minutes, financial statements, founding documents, ask questions, contact us, etc. <https://easyhoa.website/coloniaslacanadahoa>



## What Your 100% Volunteer Board of Directors Cannot Do

Enforce Town of Sahuarita Law:

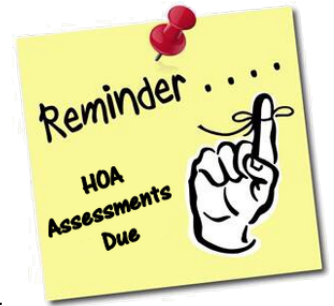
1. Speeding
2. Loud parties
3. Barking dogs
4. Loose dogs
5. Disruptive neighbors
6. Destructive children
7. Illegal parking
8. Illegal dumping
9. Illegal burning
10. Illegal fireworks
11. Asphalt condition
12. Sidewalk condition



We have had the Police Department at many annual meetings and national night-outs and they have reiterated every time that they **NEED** residents to contact them regarding these issues.

## Annual Assessment Due

The Colonias La Canada (Las Colonias) Homeowners Association 2025 Annual Assessment for all lot owners is due and payable in full by January 1, 2025. The Board of Directors has voted to increase the annual assessment 2.9% according to the Consumer Price Index as of 7/31/2024 which equals \$7. Therefore, the 2025 assessment is \$220.00. Please make checks payable to Colonias La Canada HOA. Or pay online through your Homeowner Account using credit card or ACH (A convenience fee is added: 3% for credit cards or \$1.99 ACH fee).



Your payment is due January 1, 2025 and will be considered late if not received by January 31, 2025 and will be subject to a late fee of \$22.00. The legal rate of interest of 10% will be added to the balance due monthly for every month that the payment is not received by the 15th. At the discretion of the Board, if full payment of the assessment, late fees, and interest charges is not received by June 30, 2025 a lien will be filed against the property and the cost of collections including but not limited to reasonable legal fees will be added to the amount due. At the discretion of the Board, if full payment of the assessment, late fees, interest charges, and legal fees is not received by September 1, 2025 the lien will be converted to legal action and all additional costs will be added to the total amount.

If you cannot pay the full amount due by the deadline and would like to request a payment schedule, you must submit your proposed payment schedule (in what amounts and time-frame you will be paying) in writing to the Board no later than January 31, 2025. Submit the request and payment schedule by mail to PO Box 478, Sahuarita, AZ 85629, or email to [coloniaslacanadahoa@easyhoa.email](mailto:coloniaslacanadahoa@easyhoa.email). The Board will review your request and inform you of their decision no later than February 10, 2025. There is a \$20 payment plan fee which will be added to the amount due.

**Payment by Cash or Check:** Please mail your payment to PO Box 478, Sahuarita, AZ 85629. Your lot number (or physical address of the property) must be included on your check to avoid delays in processing. Incomplete information could result in late fees.

**Payment by Credit Card or ACH:** Login to your On-line EasyHOA Homeowner Account -- Go to: <https://app.easyhoa.com/login.html>; Enter your Username: [[OWNER\_EMAIL\_ADDRESS ; Choose a password and Login. Select "Make a Payment" and follow the instructions. (A convenience fee is added: 3% for credit cards or \$1.99 ACH fee)

We are a completely volunteer board and everyone does this work in addition to their regular job. We are always looking for more volunteers for all positions and activities. Please let us know if you are interested — we'd love to have the help! The more of us that can do this work voluntarily, the longer we can keep our dues this low.

Please feel free to contact the Board via any of the means listed above with any questions or concerns.

# 2025 Budget



Below is the 2025 HOA Budget. Please note that ever since the Town of Sahuarita directed local HOAs to maintain their wildlife corridors / flood pathways, the Colonias La Canada HOA has had to spend more than ever before to cover the costs of that contract work. And since our dues are already so low, we need every penny of the Annual Assessments.

## **COLONIAS LA CANADA HOMEOWNERS ASSOCIATION BUDGET FOR 2025 CALENDAR YEAR**

	2025 Budget
<b>RECEIPTS:</b>	
Homeowner Dues	34,320
Transfer Fees	3,200
Interest	2,300
Late Fees and Payment Plan Fees	250
Prior Years Dues Received	1,293
Special Assessment	-
CC&R Violation Fees	-
	41,363
 <b>DISBURSEMENTS:</b>	
Attorney Collection Fees	600
Bank Fees & Charges	20
Bookkeeping Services & EasyHOA Admin	7,200
EasyHOA Online Software	1,109
Improvement Projects	1,000
Insurance-Liability/Officers & Directors	2,500
Internet & Website Expense	215
Landscaping	18,000
Landscaping Supplies	600
License & Fees	60
Meals & Entertainment	-
Office Expense / PO Box Rental	300
Professional Fees	350
Postage and Delivery	422
Printing	500
Repairs & Maintenance	15,000
Sponsored Events & Contests	500
Taxes (Property)	200
Utilities-Electricity	700
Utilities-Water	3,700
	52,976
 <b>PROJECTED RECEIPTS OVER DISBURSEMENTS</b>	 <b>(11,613)</b>
 <b>PROJECTED CASH ON HAND DECEMBER 31, 2024</b>	 <b>14,469</b>
 <b>PROJECTED CASH ON HAND DECEMBER 31, 2025</b>	 <b>2,857</b>

Board approval 11/14/2024



## **Be Sure to Review the Rules Regularly**

<https://easyhoa.website/coloniaslacanadahoa>  
Documents - Governing Documents - HOA Rules

### **Rule 13 - Assessments, Fees & COLLECTIONS**

**This rule was revised, approved and adopted by the Association Board of Directors on 11 July, 2024.**

(Note: This Rule is a combination of Rules and Policies in effect since 2005)

**Introduction** - The Board of Directors of Colonias La Canada / Las Colonias Homeowners Association has a fiduciary duty to assess and collect assessments and CC&R Violation Fees. The Association's Board of Directors performs initial collection of assessments for the Association. What follows is the outline of the assessments, fees and collection process as approved by the Board in addition the Board's authority to assess and collect.

**Assessments** - based on the rise of the annual Consumer Price Index (published by the Department of Labor) for the month of July

#### **CC&R Violation Fees**

\$ 0.00 10-day Courtesy Notice

\$ 25.00 1st Violation Notice & Fee – 30 days - Day 11 to 41

\$ 450.00 2nd Violation Notice & Fee @ \$15 per day for 30 days or until corrected – Day 42 to 72

\$ 1.00 per day 3rd Violation Notice & Fee @ \$1.00 per day until corrected – Day 73 until corrected

(Note: Once fees have been assessed, it is the Homeowner's responsibility to contact the Board of Directors to inform them a violation has been corrected so fees can be stopped. Example – If a violation is corrected on day 50, a \$25 violation fee and \$450.00 violation fee will have been assessed. Upon contacting the Board of Directors on day 50, the Board will review the property; upon its agreement, the \$450 fine will be adjusted to \$120 or \$15/day for 8 days)

**Late Fees** – based on Arizona ARS Title 33-1803 “Charges for the late payment of assessments are limited to the greater of fifteen dollars or 10 percent (10%) of the amount of the unpaid assessment”

**Payment Plan Fees** – \$20.00 When a payment plan is requested and approved a \$20 fee is added to the Homeowner's account, the fee is paid in total, 1st before amounts are applied against the amount owing (Note: Payment Plans may be requested at any time prior to an account being turned over to the Association Attorney. Payment Plan requests must be in writing either by letter mailed to PO Box 478, Sahuarita, AZ 85629 or by email to [ColoniasLaCanadaHOA@EasyHOA.email](mailto:ColoniasLaCanadaHOA@EasyHOA.email). Payment Plans must be approved by the Board of Directors prior to the start of payments. As long as the payment plan payments are received as agreed upon, there will no late fees or interest charges assessed to the Homeowner account.)

**Interest Charges** – 10% per annum on the unpaid balance due, calculated and assessed monthly

**Postage Fees** – US Post Office-USPS actual cost of mailing to an individual homeowner in response to a letter or issue to include the cost of certified mail.

**Maintenance and/or cleanup of a Homeowner's lot** – actual cost to hire a licensed, bonded & insured landscaping company plus any additional costs incurred.

## **The Collection Process**

December 1 Assessment letters mailed and emailed with due date of January 1. Assessment notice is also posted online for each Homeowner to view under Documents

January 15 Reminder email – Assessments are due and payable by January 1 and considered delinquent if not paid within 30 days or the due date

February 15 Late fees assessment and Past Due email sent

February 28 Interest fee calculated on balance due and posted to Homeowner account, notice emailed

March 1 Past Due Invoice/email – monthly

March 31 Interest fee calculated on balance due and posted to Homeowner account, notice emailed

April 1 Past Due Invoice/email – monthly

April 30 Interest fee calculated on balance due and posted to Homeowner account, notice emailed

May 1 Past Due Invoice/email – 90 days past due

May 31 Interest fee calculated on balance due and posted to Homeowner account, notice emailed

June 1 Past Due Final Demand Invoice / email – 120 days past due Final Demand Letter mailed certified return receipt to Homeowner Final Demand Letter to include detail ledger showing total past due amount including late fees and interest

June 30 Interest fee calculated on balance due and posted to Homeowner account, notice emailed

July 15 Account documentation turned over to attorney for collection. Once an account is turned over to the attorney for collection the Board of Directors can no longer discuss the account or negotiate a settlement with the homeowner. (Note: Email notices and/or statements not “delivered” are printed and mailed via USPS. It is the responsibility of the Homeowner to provide current contact information to the Board of Directors. Each Homeowner has access to their on-line Homeowner account via EasyHOA)

(Note: Voting rights of a Member/Homeowner are suspended during any period in which such Member/Homeowner shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for any infraction of the Declaration or published rules and regulations for a period not to exceed sixty (60) days, or if a continuing violation, the duration of the violation or infraction. HOA By-Laws Article VII Section 1.d)

(Note: This Rule is a combination of Rules and Policies in effect since 2005)

## **Authority to Collect – Declaration of Association**

Said indebtedness accrued furnished services pursuant to the:

### **\_\_ARTICLES OF INCORPORATION OF COLONIAS LA CANADA HOMEOWNERS’ ASSOCIATION**

#### **Article IV Purpose and Powers of the Association**

(b) to make assessments for maintenance and operations as required, to impose liens against individual lots if needed and to do all things which in the sole discretion of the Board of Directors is deemed necessary to the general benefit and welfare of the members of the Association

(c) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association.

**\_\_AMENDED AND RESTATED BY-LAWS OF THE COLONIAS LA CANADA HOMEOWNERS' ASSOCIATION**

**Article VII Powers and Duties of the Board of Directors**

Section 1 (e) foreclose the lien against any property for which assessments are not paid within thirty (30) days after their due date or to bring an action at law against the owner personally obligated to pay the same.

Section 2 (c)(i) – fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of annual assessment period.

**\_\_DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLONIAS LA CANADA Article VI Covenants for Assessments**

**Section 6.01** Creation of the Lien and Personal Obligation to Pay Assessments. Each Owner, except as provided herein, by acceptance of a deed to any Lot, whether or not it shall be so expressed in such deed is deemed to covenant and agree to pay the Association: (1) Annual Assessments or charges, and (2) Special Assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The Annual and Special Assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the Lot and shall be a continuing lien upon the property against which each assessment is made. Delinquent assessments, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment was levied. The personal obligation for delinquent assessments shall not pass to his/her successors in title unless expressly assumed by them.

**Section 6.08 Effect of nonpayment of Assessments; Remedies of the Association**

Each Owner shall be deemed to covenant and agree to pay to the Association the assessments provided for herein, and hereby agrees to the enforcement of the assessments in the manner herein specified.

1. If an assessment is not paid within thirty (30) days after the due date, the assessment is deemed delinquent and shall bear interest at the rate of ten percent (10%) per annum. Late payments shall first be credited toward interest due, then toward assessments first due.
2. In the event the Association employs an attorney for collection of any assessments, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, or for any other purpose in connection with the breach of this Declaration, each Owner agrees to pay reasonable attorneys' fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against said Owner.

**Section 6.09 No Exemption of Owner**

No owner is exempt from liability for payment of assessment by waiver of the use of enjoyment of the Common Area, or by abandonment of his/her Lot

**ARIZONA LAW ARS TITLE 33-1803**

The board of directors may impose reasonable charges for the late payment of assessments. A payment by a member is deemed late if it is unpaid fifteen or more days after its due date, unless the community documents provide for a longer period. Charges for the late payment of assessments are limited to the greater of fifteen dollars or ten percent of the amount of the unpaid assessment and may be imposed only after the association has provided notice that the assessment is overdue or provided notice that the assessment is considered overdue after a certain date.