



SCOTTSDALE EAST HOMES

8210 EAST GARFIELD ST
SCOTTSDALE AZ 85257

MAY 2021 SCOOP



A Note from our President

A recent opening on the Finance Committee prompted a search to fill the seat. As chairperson of the committee, Betty Story asked the team to help with the decision. They unanimously chose Maureen Runk. Maureen was a guest on the committee when the SEH 2021 Budget was being discussed. She has accounting experience and a calm demeanor to offer their team. Thank you Maureen and welcome aboard.

Tanner Hermanson (bookkeeper) has revisited his schedule and time constraints and has determined he is able to stay on with SEH on a limited basis. His hours will be Tuesdays and Thursdays from 10AM - 4PM. Please be cognizant of his hours so you may obtain your answers in a timely fashion.

Several members have asked the question "what is taking so long to get our irrigation system up and running?" When Peterson Plumbing was hired there was a clause in the contract which stated Peterson would not be held responsible for any and all landscaping or irrigation they damaged. This leads me to believe Peterson's crew plowed through our property with total disregard for our irrigation system since they wouldn't be held responsible. We have had several companies out to inspect our irrigation system and indicated to us they have never heard of a company not being held responsible for repairing or replacing the irrigation system they damaged. All of the irrigation vendors have indicated the old system should be left alone and an entire new system be initiated. We have received verbal bids as high as \$500,000 to accomplish this goal. As a co-op with limited funds we have had our maintenance man and now landscaping man try and fix the areas they can. We have been successful in several areas. Obviously this is a monumental task for 1 person and our patience is required. We have been contacting irrigation vendors for the past year trying to get the pricing to an acceptable level. It's looking like the cost is going to be in the ballpark of \$60,000-\$85,000 per quad. This does not include an irrigation system in front of all the townhomes. It does include common areas around the pool, island and street sides.

Our landscaping committee is working on the common areas to determine which will remain grass and which will be desert landscaping. Should you have any suggestions, please contact Rhonda directly and she will forward to the committee.

I would have liked to have seen more members on the Zoom Membership meeting on Wednesday. We set aside 30 minutes for open discussion for the refinancing of our current 4 million dollar loan. The Finance Chair, Betty Story, gave a report of the committee's recommendations. Their recommendation is to go with Centennial, FHA loan. Should you have ideas, solutions or a decision on which loan you would choose, we welcome you to voice your thoughts direct to Rharing@ScottsdaleEastHomes.com.

Let's do this together!

Denise D. Pollack
President SEH Corp.



Board of Directors

Denise Pollack, President

Dpollack@scottsdaleeasthomes.com

Matt Stobs, Vice President

Mstobs@scottsdaleeasthomes.com

Otto Schmidt, Treasurer

Oschmidt@scottsdaleeasthomes.com

Carolyn Cavaliere, Secretary

Ccavaliere@scottsdaleeasthomes.com

John Chubbuck, Member at Large

Jchubbuck@scottsdaleeasthomes.com

Office Staff

Rhonda Harding, Community Manager

Rharding@scottsdaleeasthomes.com

Hector Ceden, Maintenance Supervisor

Tanner Hermanson, Administrative Bookkeeper

Tyler Dickow, Landscaper

Website: ScottsdaleEastHomes.com

Office: 480-945-7561

After Hours Emergency: 480-382-4024

Office Hours: 9 am-4 pm

Closed 12-1pm (lunch)

FYI

We are excited to announce that the Manchester Meeting Room, Library & Fitness Center have reopened for member use. With so many people getting their vaccines and case numbers continually dropping we feel. That it is now safe to utilize these shared spaces.

Keep in mind CDC guidelines are still in effect. Proper hand washing, masks and social distancing are still required for use of these spaces. The library and fitness center have a maximum occupancy of 3 members at a time due to their small size. Meetings in the Manchester room will be limited to 10 members.

SIDENOTE: As of right now the elliptical machine in the exercise room is out of order, but will be fixed soon.

One last bit of positive news, the March financials have been posted to the member portal along with the scottsdaleeasthomes.com website. If you are having trouble accessing the documents online or would like a printed set please contact office staff and they will be happy to assist.

It was mid-April & ABC Roofing was getting ready to work on the roof over London. This re-roofing is all still part of an insurance claim our Board & Manager pursued after the claim was okay at first & then denied.



STANDING COMMITTEES

Activities - Lisa Falco

Finance - Betty Story/SEHfinance60@gmail.com

Landscaping/Architecture - Shelly Osborne/ Missy Aitken
SEHarchitect60@gmail.com

Welcoming - Eric Whitten

AD HOC COMMITTEES

Governing Documents/Policies/Rules
Matt Cairns/ Lauren James
SEHgovdocs60@gmail.com

Scoop Newsletter - Jill Heise
SEHscoop60@gmail.com

Website/IT - Bryan Berkland

Please give a big welcome to Hector Cedeno our new maintenance supervisor. Should you have any emergencies on off hours or weekends (only emergencies), please call Hector Cedeno



direct at (480)382-4024. If it's not an emergency, please call the office (480)945-7561 and leave a message and a work order will be initiated.

Hector is from the Bronx, NY and comes to us with 10 years of experience with mid-rise, multifamily and shelters. He is HVAC certified. We are happy to have him on board!



Men's Club

The Men's Club is working with the Garden Group to erect a 10 x10 sun shade over the back corner of the Community Garden. If you would like to help or be involved in any way, please reach out to me.

Stay tuned and for a Memorial Weekend Weenie Roast .

John Cotugno
602-677-0760

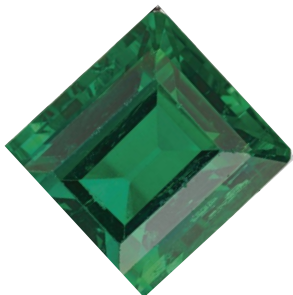
jcotugno1@cox.net



A100th birthday is worth celebrating.

Barbara Dillon is part of the K quad, and it's 8 weeks before her 100th birthday, on June 30th.

She can sometimes be seen walking to the Ramada. If you see her, say hello.



Treasurers Report for February 2021

Income: \$96,992
Expenses: \$81,296

Total Cash on Hand: \$698,473

Expenses:

administration: \$16,327 *
insurance: \$3,505
common area: \$9,731
unit repairs and maintenance: \$840
payroll: \$13,410
utilities: \$11,287
taxes and interest: \$18,695

Treasurers Report for March 2021

Income: \$97,260
Expenses: \$64,529

Total Cash on Hand: \$693,413

Expenses:

administration: \$5,024
insurance: \$3,505
common area: \$5,123
unit repairs and maintenance: \$2,139.07
payroll: \$13,712
utilities: \$10,636
taxes and interest: \$16,888

*Addition information regarding finance,
contact the office.

NEWS FROM THE GARDEN

THE GARDEN GROUP IS GETTING THE GARDEN READY FOR THE ARIZONA SUMMER. THEY ARE WORKING WITH THE MEN'S CLUB IN ERECTING A 10X10 PINK SUN SHADE THAT WAS DONATED TO OUR GARDEN. SUN FLOWERS ARE DYING & THE BIRDS ARE EATING THEM UP & WE HAVE MORE ON THE WAY.

SUNFLOWERS ARE HELIOTROPIC WHICH MAKES THEM FUN TO WATCH



ARTICLE 1

MONTHLY CARRYING CHARGES

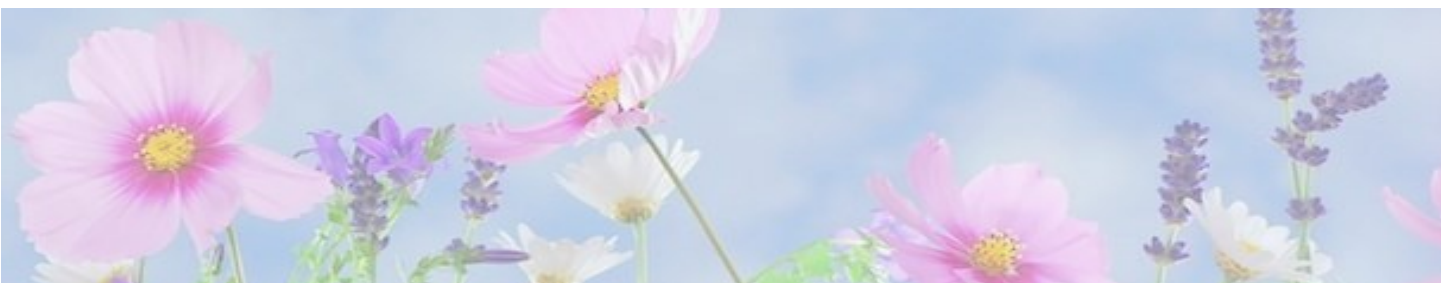
Commencing at the time indicated in Article 2 hereof, Member agrees to pay Corporation a monthly sum, referred to herein as Carrying Charge, equal to one-twelfth (1/12) of Member's proportionate share of the sums required by the Corporation, as estimated from time to time by its Board of Directors in accordance with the Corporation's Bylaws, to meet its annual expenses, which expenses include but are not necessarily limited to the following items:

- a. The total cost of all operating expenses of the Corporation, including without limitation the cost of furnishing all necessary services to members.
- b. The total cost incurred for management and administration of the Corporation.
- c. The total of all charges for taxes and assessments levied against the Corporation including ground rent if any.
- d. The total cost of fire and extended coverage insurance on the property of the Corporation, and the total cost of such other insurance obtained by the Corporation.
- e. The total cost of furnishing water, and providing access to electricity, gas, refuse collection and other utilities to the Corporation or Members as otherwise defined in *Article 9*.
- f. The total of all operating reserves established by the Board of Directors, including without limitation the General Operating Account and the Reserve Accounts for replacements.
- g. The total estimated cost of repairs, maintenance and replacement of Corporation property as estimated by the Board of Directors.
- h. The total of any other expenses of the Corporation approved by the Board of Directors, including the recoupment of operating deficiencies, if any, experienced during prior periods.

The Board of Directors shall determine the amount of the Carrying Charge. The Carrying Charge shall be estimated on an annual basis and divided by the number of months remaining in the then current fiscal year. In no event shall any Member be charged with more than his proportionate share thereof as determined by the Board of Directors.

That portion of the Carrying Charge levied for payments on the Reserve Accounts of the Corporation, or for any other capital expenditure, shall be credited upon the books of the Corporation.

Until further notice from the Corporation, the monthly Carrying Charge for the above mentioned



STUDIO APT CONTACT NAME & NUMBER

2 BDRM APT CONTACT NAME & NUMBER

L-213 \$139,000 Denise Pollack 602-791-1665

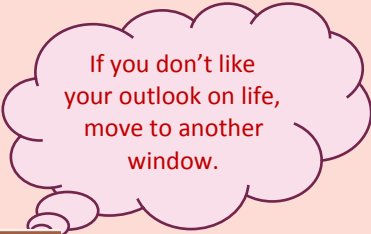
1BDRM APT CONTACT NAME & NUMBER

2 BDRM TH CONTACT NAME & NUMBER

3 BDRM TH CONTACT NAME & NUMBER

K-006 \$169,000 Wade Sager sagerwade@yahoo.com

J-016 \$200,000 Bonnie Pelkey 602-469-1171



May

2021



Sun

Mon

Tue

Wed

Thu

Fri

Sat

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 SEH Coffee Klatch 9 am Judson Ramada
2 Orthodox Easter	3	4 Star Wars Day Board Mtg 6pm	5 Cinco de Mayo	6	7 Last day for "May questions" for the board	8
9 Mother's Day	10	11	12	13 Eid al-Fitr	14	15 Armed Forces day
16 Shavuot begins	17	18	19 Members mtg 6pm	20	21 Arizona Restaurant week begins	22 National Maritime Day
23 Pentecost	24	25	26 Vesak Day Buddha's Birthday	27	28	29
30 Memorial Day Office Closed	31					