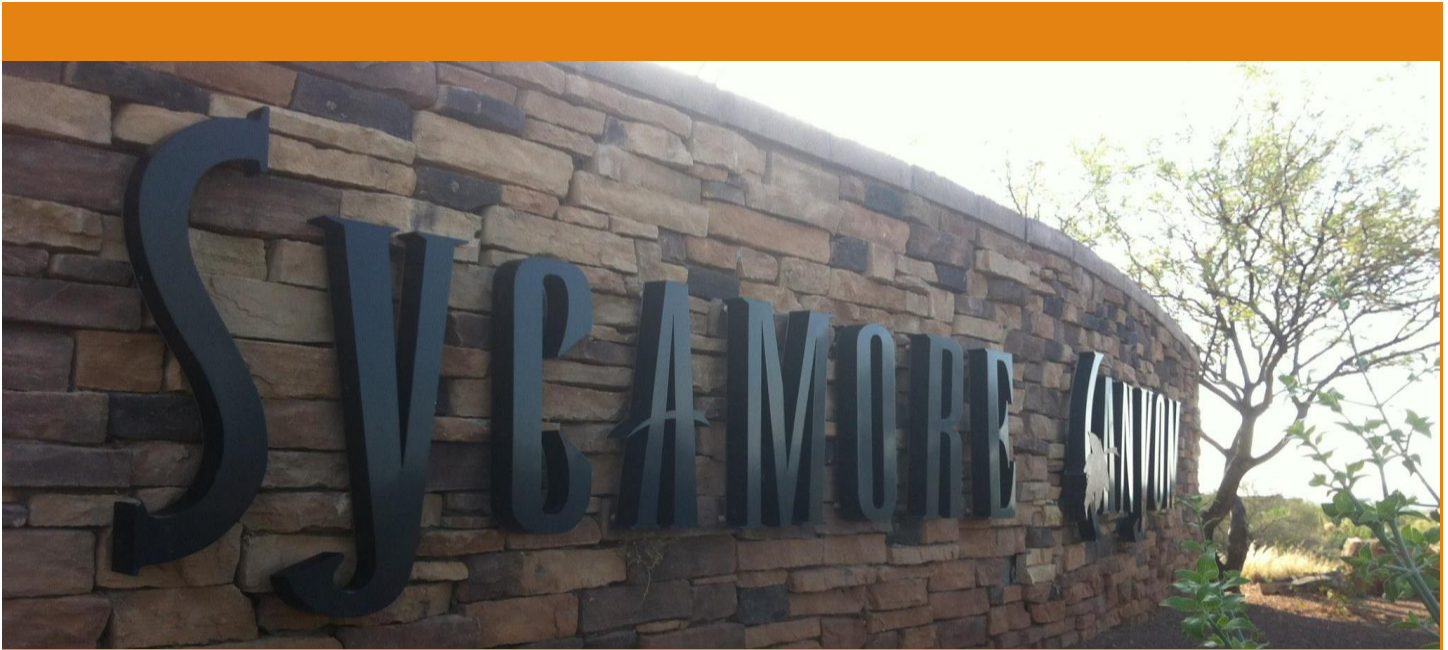


Sycamore Canyon News

NOW *THIS* FEELS LIKE HOME



PARK

Quotes for removing the pile of dirt and rock at the playground have been outrageous (close to \$12K!!), so management is still looking for a vendor to remove the debris.

We are replacing picnic tables, the fountain, and obtaining quotes to replace the concrete bench.

POOL

Have you received your new pool key yet? If not, Management will be on hand at the Block Party to distribute. Come find them at their table!

Bring the required paperwork (attached to this newsletter) with you to make things easier.

LANDSCAPING

In October, PointsWest will be continuing their normal rotation and adding in the new blocks of home out by Copper Ridge.

The grass at the park will be scalped for the Block Party and overseeded directly afterwards. **Please stay off the grass for 3 weeks to give the new grass a chance to take hold.**

EVENTS COMMITTEE NOTES

We hope to see you at the Block Party on October 19. Thank you to our TITLE Sponsors!

Start preparing your Fall purge! We will be advertising for a community-wide yard sale on Saturday, November 16.

SUNBELT  HOLDINGS™



HOA Know-How

PLANNING A BUDGET

Every year, your Board of Directors and Community Managers review the current year's expenses and consider the community's future to prepare an operating budget for the upcoming year. Things to consider include:

- Inflation and Fluctuating Cost of Service
- Administrative Cost & Staffing Requirements
- New Common Areas and General Maintenance
- Improvements and Reserve Projects
- Funding Shortfalls: Under- or Non-Budgeted Expenses

Building a sustainable budget is one of the Board's most important duties. The ultimate goal is to ensure the Association is self-sufficient and fiscally prepared for the upcoming year's expenses.



MEETING NOTICE

UPCOMING TOWN HALL

Management and the Board have been communicating with the Association's lawyer about technicalities in the CC&R's. We recently sent out an e-mail giving an overview of his interpretations. That e-mail was sent out to 416 Homeowners and we can see that 76% of those e-mails were opened (and read, we hope).

Come to an informal Town Hall-type meeting to learn more. Your lawyer will be in the neighborhood on **Thursday, November 14 @5:30** to discuss parking enforcement, a future transition in leadership, and the new Neighborhood Advisory Committee.

Be on the lookout for further details!

Follow-up Reserve Study

The Board has approved the Reserve Study. *Community members are welcome to request access to the study.* See for yourself what the projected expenses are and how the Board has budgeted for them.

CCMC TO-DO LIST

1. Replace picnic tables at park (**recently approved by Board**)
2. Recoat pool deck (**recently approved by Board, scheduled to be completed November 3-8**)
3. Purchase 3 new dog waste stations (**installed along N Rustling Leaf**)
4. Replace leaking water fountain at park (**recently approved by Board**)
5. Obtain quotes for asphalt repairs in Block B and the paved walking path along Sycamore Leaf (**still obtaining quotes**)
6. **Come to Block Party and be available to distribute pool keys**
7. Creating a 2025 Operating budget for Sycamore Canyon

HOA Contact Information

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 Sycamore Canyon Tucson

New number!