

# ROLLING HILLS ESTATES

**LETTER FROM THE PRESIDENT  
FEBRUARY 2018**

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Dear Fellow Members of Rolling Hills,

I would like to thank the board members for their time and service to the community. Last year has flown by and we are now into a new year. Reflecting on the past year here are a list of things that were accomplished.

**Attorney** – A new law firm Carpenter Hazlewood Delgado Bolen was selected by the board to represent the HOA.

**Landscaping** – The front entrance west side was cleaned up to make it neater looking. We would like to do some additional work to add plants over time. Red rocks were added at the front entrance to control the weeds and provide a neater look. The islands were given the same treatment, again to control the weeds. Trimming was done to overhanging limbs to provide a cleaner look.

**Painting** – The front wall was painted to eliminate the stains coming from the applied rock and caulk used to eliminate leaks in the future.

**Front Entrance Safety** – ADOT was contacted to provide solutions to improve the safety of our residents entering Rolling Hills. Painting of left turn arrows coming up the hill and left turn arrows directing customers of Mariposa to enter the restaurant at the upper entrance. There will also be yellow hash marks painted in the center lane to keep motorists from driving in that center lane coming down the hill. This work will be completed in the near future.

**Lot 78 – Rockwell** – This property has now been sold as of February 2<sup>nd</sup>, 2018 and the buyer is planning to complete the house.

**Lot 54 – Park** – Construction on this new home was begun in late Spring of 2017 and will be a beautiful enhancement to our community.

**CC&R Revision** – The project is in process and hopefully a final product will be available for vote by the community in the next few months.

**Website** – This will roll on into 2018 and should be completed.

**Roads** – Crack sealing was done per our normal maintenance.

**Home Sales** – Home and lot sales over the last two years were between 15 and 20. Most also sold at good prices.



There were also some issues that caused some upset as happens in most families. The board is working to minimize this in the future.

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## **Forward to 2018**

**Weed Project** – A proposal is in front of the board to consider a three year project to control the weeds growing alongside the roads. These both detract from the look of our community and are also a fire hazard.

## **Complete CC&R Revision and Website**

**Reserve Study** – Complete a reserve study relative to our roads to understand how much life we have left in them, before having to do a major re-topping. This will give the board information on how good our money in the bank is.

Thank you,  
Ron Budnick  
*President*

### **GROUNDS & MAINTENANCE**

Everyone in the neighborhood can help keep Rolling Hills beautiful by doing the following:

Picking up any trash you may see on the roadway.

If you see stones or debris in the road during your walks please kick them off to the side.

If you have trees or bushes with branches protruding in the roadway, please trim them, especially if you are on a corner lot and they are blocking drivers' views.

If you see problems with our grounds, please report them to a Board member or e-mail: [rheia@earthlink.net](mailto:rheia@earthlink.net) and give good directions in order that we may address the situation.

Thank you for your cooperation.

### **A FEW REMINDERS**

Please observe the posted speed limits when driving in Rolling Hills. Most of our residents walk on the streets, and we do have several families with small children. Be especially cautious when approaching intersections.

Please pick up after your dog, when out walking the neighborhood streets; don't allow your pets to run loose; wear reflective or light-colored clothing when walking your dog at night; and be aware that dogs that constantly bark are a nuisance. A little extra courtesy and thoughtfulness can make Rolling Hills a nicer place to live.

**Don't forget, you can now scan and e-mail your signed ballot to:**

**[rheia@earthlink.net](mailto:rheia@earthlink.net)**

**Now there really is no reason you can't get the ballot back to us on time!**

## **YOUR NEIGHBORS**

This past twelve months we lost one of our neighbors, as follows:

**James T. Corbett MD:** Jim passed away in June 2017 and left behind loving wife Chris.

Apologies if we missed anyone.

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## **ARE YOU LOOKING FOR ASSISTANCE IN AND AROUND YOUR HOME?**

Earlier in 2016 three of your neighbors came forward and offered their services to help with various chores that you may find difficult. Chris Ransome, Drake Mitchell and Dale Oliver have put together a list of services that they think you might need help with:

- Battery testing and replacements in household items, e.g. smoke detectors, garage door openers, TV remotes etc. (client provides batteries)
- Changing light bulbs in high ceilings, outside etc. (client provides light bulbs)
- Problems with set-up of audio/TV systems
- Moving trash cans to/from roadside
- Sticking or noisy doors
- Changing a/c filters (client to provide filters)

Please note that these volunteers are not licensed electricians or plumbers or contractors or painters or even yard maintenance. If you have an issue you need help with, at least send an e-mail us at [rheia@earthlink.net](mailto:rheia@earthlink.net) or call us at 928-282-6998 and we can tell you if we think we can help or not, or advise you what kind of professional service you need.

**Roads:** We had a meeting with Dave Chapin (owner of Arizona Seal coat) several months ago and discussed sealing the road cracks during the winter when the cracks are at their widest. Our very mild winter precluded this from happening and the board will decide if we should seal this year.

The Association would like to thank Andre Lugo for using his lights, his labor and his electricity for decorating our entry wall and guard house during the holiday season.

**COMMENTS/SUGGESTIONS:**

The Board would appreciate any comments or suggestions you might like to share with us. Just complete this form and return it in the self-addressed, stamped envelope along with your completed ballot. Thank you.

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**If your contact information has changed since our last Annual Meeting or you need to add or change an e-mail address, please complete the following and return it with your completed ballot in the self-addressed, stamped envelope. Thank you.**

Name:  
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New Address:  
\_\_\_\_\_

New Telephone Landline # or Cell # \_\_\_\_\_

E-Mail address \_\_\_\_\_

Rolling Hills Address \_\_\_\_\_ Lot # \_\_\_\_\_