



Garden Condo III E-Newsletter

JANUARY 2019

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**Cornerstone
Representative**

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Call Zach First!

**Architectural
Forms found
on the GC3
Website:**

WWW.SVE-GC3.com

**Front Porch
Small Globes**

**If you have an
old, cracked,
broken porch
light globe, we
now have a few
on hand.**

**Only \$6.00 and
we will install
for you.
480-329-3498**

ADDRESS

Be sure to
update your
current mailing
address, contact
phone and email
address with
Barbara Hurley,
and Zach Bartels

DATE CHANGE FOR THE COMMUNITY MEETING!

Community Meeting
January 22, 2019
12:30 Social, 1:00 Business
Oakwood Room, South Complex

GC3 Annual Dinner Party!
Tickets on Sale Now!
SVE Auditorium
See Details Below

WHAT DOES IT MEAN TO JOIN A CONDO COMMUNITY

Most of us either own or have owned a single structure home. For some it is difficult to transition to a more controlled environment like Condominiums. Single-family home ownership has a great many enjoyable attributes. Some of the nice abilities you have would be the ability to change, or decorate, paint or landscape as you wish and as often as you wish. However, with these freedoms to do whatever you wish to your house includes the inherent expenses of home ownership you must bare alone Therefore, single home ownership has its real value as long as you are willing to be the one to manage it all.

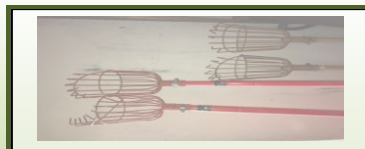
Now circumstances may have changed. You may wish to have a winter getaway location, or possibly would like to move permanently to a smaller, more interactive community. Whatever the reason, you have chosen to live in a shared resource, managed community. Sharing of common expenses is at the very heart of how all associations such as ours work. Let me explain. You all own a tiny piece of every community. Here in the Garden Condo III community, each unit owner owns a piece of the total, or, 1/273rd of the common attributes. That is what makes us owners of the Association: we all own a percentage of the entire Association and all its amenities -- whether we use all of them or not. This is how we have the environment we enjoy.

Within any Association such as ours, there are rules. These rules are set to protect the community as a whole, and to ensure that each owner enjoys the continuity of Condominium living. Some of these rules govern how the common items are managed for the good of the property, for example: All the roofs will be of like material, structure and appearance. The outside structure of the buildings may not be changed from the standards as built. On the other hand, some facilities are maintained by the Association to ensure safety and convenience to the community such as the outside lighting. Inside the four walls of your unit however is your playground. Upgrade, or paint, and make the environment unique to your lifestyle, just as long as all work has the proper permits and does not affect the building structure or outside appearance, enjoy yourself. I urge all of us to read the CC&R's, or at least the Rules and Policy information provided to you at escrow. If you would like, they are available on the GC3 website: www.sve-gc3.com

All Home Owner Associations are chartered to seat a Board of Directors from the community to oversee and manage the day-to-day workings of the community. Together with our Property Management Company, the elected Board is designed not to be a sheriff, but to be a facilitator in the maintenance of common attributes, plan for future community needs, and to manage the Association's money properly. If you doubt that this approach makes sense, then I will ask you to ponder a question. What is the primary purpose and goal of an HOA? Ask any knowledgeable HOA board member or management company and you are sure to get this answer, repeatedly: The HOA exists to protect and improve property values.

However, the question is respectful of the nature of Associations, where we operate as a community, and not as isolated individual properties. A better approach is to consider what our Board focuses on: How do we protect and improve our property values? If we would all do that, our Village will be a better place.

Picking Oranges?



If you wish to pick the oranges on the trees in front of your unit, we have four pickers for our residents to borrow.

Call if you would like one.

480-329-3498

Voting begins in February for new Board Members.

Electronic Voting will be active and available to all no matter where in the world you are.

However you vote, be sure to vote!



Annual Dinner Party!

Mark your calendar for January 31, 2019. We will be having our annual dinner party. Dinner will include meat lasagna, bow tie pasta with pink sauce, salad, Italian bread, and dessert. Special dietary meals are available. Chuck Bene will be back again with his musical group. Tickets are on sale now in the main HOA office. Cutoff is January 17th, so don't delay.

For additional information, call:

Sally Miles at **480-634-1982**

Door Prizes! Door Prizes! Door Prizes! Door Prizes!
Win at the Party!

FLAGS IN THE COMMUNITY

It is with great pride and appreciation to see how many residents are flying our nation's flag. There is never a bad time to show your patriotism and respect.

