

Garden Condo III e-News

June 10, 2019

Community Website: www.sve-gc3.com

New SVE Community Access Cards

Throughout the summer months the main HOA is changing the door access card system for all community facilities.

The new Key FOB and Access Card system ensures that only authorized people are utilizing SVE facilities. In addition, valuable data will be collected on facility usage to help guide future facility decisions.

[The latest edition of the Outlook](#) covers all the specific details of the process for acquiring and utilizing the electronic Key FOB and/or Access Card System. Click on this link to read the [latest Outlook](#):

Please review each item below:

Owners and Renters are required to follow and abide by the following guidelines:

Owners as of June 1, 2019, will receive two free FOBs per residence at the time of initial distribution as follows:

Residences where two residents reside will receive one FOB per person. Residences where one resident resides will receive two FOBs; only one will be activated. Residences where a third party resides and a third-party fee has been paid to the Association, per SVE RCC&R 10.8, may request a third FOB at a cost of \$25.00.

An Owner who owns multiple properties and lives within SVE will receive two FOBs for their primary residence only.

An Owner who owns multiple properties and lives within SVE will receive two FOBs for their primary residence only.

An Owner who owns multiple properties **must register each rental property** with the Association office per Association Bylaw 3.1.1.4. The Renter Authorization Form is available online at svehoa.com or by stopping in the Association

office.

Once a Renter is registered with the office and is authorized to use an access device by the Owner, a Renter may pick up an access card from the Association office.

No FOBs will be issued to long or short-term Renters.

The Owner is responsible to fill out the Renter Authorization Form and turn it into the office. The office will not accept a Renter Authorization Form directly from a Renter.

An Owner who does not live in the community and rents out all of their properties will not receive an access device for their own use.

Only residents of the Sunland Village East community, including Owners or their authorized Renters, will be authorized to use an access device.

GOT TERMITES?

Termites- There have been some recent questions regarding termites and who is responsible for treatment. So, to help clear any confusion: The association is responsible for the **exterior** treatment of the units. The owner is responsible for the **interior** of the unit. However, the current Pest Control company has offered to perform a courtesy treatment to the interior of the unit. If you see any trace of termites, please contact Karla Sanders at Cornerstone Properties and she will get you all the pertinent information you will need to schedule this courtesy treatment. You may email Karla at karla@cpiho.com or call 602-433-0331.

Notary Service is Available to all SVE Residents

Year round service, we come to you!

SVE Resident Notary:

David Hurley

480-329-3498

Cornerstone Communication. Who do you call.

—Karla Sanders—

I would like to welcome all owners to contact me with any of your needs on behalf of the association. As your Community Manager it is important for me to hear from you with your needs that the association is responsible for. Whether there is a broken sprinkler head, tree that needs to be trimmed, a maintenance issue with the exterior of the building, or an issue with a neighbor regarding one of the associations rules. I am here to assist you and answer any of your questions, communi-

cate with the appropriate vendor or bring it to the Board for a decision. You may also attend a Board of Directors meeting and bring your concern directly to the Board of Directors. The best way to get in touch with me is by email, karla@cpiho.com as I can get emails even if I am not in my office and am out on property.

If you do not have access to email, you may always call my office at **602-433-0331**. If I am in the office I will take your call if I am available. If not I

will return your call as soon as possible.

Cornerstone also has afterhours emergency services, so we are available 24/7. Just call our office number and you will be prompted on what to do in the case of an emergency. The On-call Manager will contact you immediately to assist you and get the matter resolved.

Enjoy your Summer!

Insurance

The Board has elected to move forward with a different Insurance Carrier for the association's insurance needs. The new company is LaBarre Oksnee. We have included information explaining the coverage and what owners need to be aware of for your personal coverage on the units, how to obtain a certificate of insurance for your mortgage companies, etc. Please visit the [Garden Condo III website](#) for the detailed information.