

# The Berryessa Beat

*The Official Berryessa Homeowners Association Newsletter*

## Mark Your Calendar!

### Annual Berryessa HOA Meeting

Thurs Jan 23<sup>rd</sup>, 2014  
Sign in at 6:30pm  
Meeting starts at 7:00pm

This Annual Meeting is held for the purpose of electing the Board of Directors for 2014 and any business, which may properly come before the meeting. The Board would like to invite you to attend the meeting at Country Inn & Suites 10801 N. 89<sup>th</sup> Place Scottsdale, AZ 85260

### Weekly Reminder:

Garbage Pickup is Tues  
Recycle Pickup is Friday

### Christmas Décor January 15<sup>th</sup> 2014

Please remove all outdoor front yard Christmas decorations in Berryessa by this date. Reminder: January 6<sup>th</sup> is the date for Christmas Tree Pickup

## SEASONS GREETINGS AND A HAPPY NEW YEAR

### PRESIDENT'S NOTES: By JEFF BRUNE



Let me begin by wishing everyone in Berryessa a Happy Holiday Season. We continue to have many new owners and residents this year and we welcome them all to our community. This has been a busy and challenging year for your HOA Board and we hope for a prosperous New Year.

2014 will be another year full of projects as we attempt to balance our budget and improve our community. Thank you for your support!

### THE BERRYESSA COMMUNITY

Berryessa continues to be a beautiful, desirable and peaceful place to live. We depend on each other to maintain our community to be a great place to live. Let's enjoy our beautiful community and be responsible with a few reminders:

- ✓ **Architectural Changes to the front of your home or yard require Berryessa HOA Board Approval before beginning your project (ie. window replacement, gate replacement, front door replacement, landscape work or painting of the home). Architectural Request Forms are available thru the property management company or at [www.berryessahoa.com](http://www.berryessahoa.com).**
- ✓ **No Overnight Parking on streets is permitted as per CC&R's.**
- ✓ **Trash/Recycle bins are not to be stored in or visible from front yards. Please do not put them on the curb earlier than the night before pick up and remove them same day as pick up.**
- ✓ Visitor Parking areas are for guests only and for 48 hrs or less.
- ✓ Owners who rent their homes need to inform tenants of all community rules.
- ✓ Clean up after your pets and do not leave a barking dog out all day or night.
- ✓ No pets in the pool or pool area.
- ✓ Always leash your pet when walking thru the community, as it is the law.
- ✓ It only makes sense that our posted pool rules be followed for safety and maximum pleasure. No glass in the pool area and remember our pool is for residents & guests only and we need to keep gates locked at all times.

**HAPPY NEW YEAR FROM YOUR HOA BOARD MEMBERS**

## Berryessa Board of Directors

**PRESIDENT:**  
JEFF BRUNE

**VICE PRESIDENT:**  
ALEX MENDELSON

**SECRETARY:**  
MIKE LUCIEN

**TREASURER:**  
CARMINE SERINO

**TRUSTEE:**  
MIKE SQUIER

## 2014 BRUSH & BULK ITEM REMOVAL DATES

Dec 30	July 7th
Feb 3rd	Aug 4th
March 3rd	Sept 8th
March 31st	Oct 6th
April 28th	Nov 3rd
June 2nd	Dec 8th

Residents are asked to have brush and bulk items put out for pick up by 5am on Monday the week of the pickup.

Please do not place items out more than 6 days prior.

## Berryessa Property Management

Robin Gillett

[Robin@osselaer.com](mailto:Robin@osselaer.com)

(Type your lot # in subject line of email)

Ph: 602-277- 4418

Mail to: Berryessa HOA  
c/o Osselaer Mgmt Co  
532 E Maryland Ave  
Suite F  
Phoenix, AZ 85012

## TREASURER'S REPORT: By CARMINE SERINO

The Board of Directors will continue to work to maintain the community within our budget. But what does it mean to "maintain the community?"

Here is a brief sampling:

- Weekly landscaping of all HOA common areas and 120 homeowner front yards. Diseased trees removed and stumps ground.

- Maintenance of HOA grass, sprinkler and drip irrigation systems.

- Maintenance of pool/Jacuzzi common area, including equipment repairs and replacement.

- Maintain services for HOA common utilities, including water, sewer, gas, electric and street lighting.

- Work with HOA Management Company to assure collections and fulfillment of services.

- Monthly HOA dues remain at \$130 per month for 2014.

- Meet state, county and city requirements, including permits, taxes and annual report.

- Work with homeowners and the management company to assure compliance with HOA CC&Rs and Berryessa Rules and Regulations.

- We will continue our efforts to lower water usage thru xeriscape planting, climate tolerate plants and water management.

- Roof rats continue to be a major problem for many homeowners. Be responsible; trim trees and collect fruit.

- Proposal to provide in Berryessa: electric outlets for pool gazebo, motion lights for the greenbelt area and to convert pool to salt water.

- Paint project for exterior and interior community walls is being bid for 2014.

- Provide community outreach and involvement with activities, including annual pool party, dive-in movie nights, and yard sales.

- Constant awareness and communication is required by all residents to minimize vandalism and misuse of the common areas.

- A new lawn maintenance plan to improve the overall look of our community. This includes tree trimming, improved over seeding, sod install when necessary along with fertilizing and aeration of soil.

- We are proud to report we are on budget for 2013. Our 2014 projects will continue to be a challenge as basic services continue to rise in cost.



## MAJOR ACCOMPLISHMENTS OF THE 2013 HOA BOARD

- Neighborhood yard sales were held in March and in October. Sales were good and we had great participation by the community.
- Our website for Berryessa continues to grow in the community at [www.berryessahoa.com](http://www.berryessahoa.com) providing news, information and updates. A copy of the CC&R's and governing documents can also be found on the website.
- The community "Dive-In" movie nights were held at the pool on 4 occasions with great attendance.
- Termite Service was hired to protect our pool area and trees, annually.
- Summer and Winter editions of the "Berryessa Beat" were sent to all residents and owners in Berryessa.
- 22 palm trees were skinned to eliminate constant debris in the community.
- Pool area: new metal bulletin boards installed, pool area and bathrooms were painted, new light fixtures and a new mirror were installed in the ladies bathroom.
- A new cleaning company was hired for the pool area to lower costs and maintain a consistently high standard for service.
- Remodel and Retile of pool shower.

2014 will be another year full of projects as we attempt to balance our budget and improve our community. Thank you for your support!

## BERRYESSA POLICE SUPPORT INFORMATION

Emergencies dial 911

Non-emergencies dial 480-312-5000 (police will respond)

TIP phone line dial 480-312-8477 (leave message)

Report suspicious activity online. Go to: the following link  
<https://eservices.scottsdaleaz.gov/eservices/tipline/>

