



Sky Island Homeowner News

December 2009

Sky Island Homeowners Association



Help us

Go Green!

By sending our J&M Account Manager, an email elizabeth@jandmmanagement.com requesting to be added to our "Sky Island News Flash" List. Please include your name, email address and lot #. This will take you off our postal mailing list so you will receive emails with Sky Island Newsletters and website updates instead. This will help our HOA save money by eliminating the cost of postage, paper, envelopes, supplies and labor! Sign up today!

Emergency Preparedness

Your Board would like to have an emergency preparedness plan in place in the event of significant disruption caused by weather, disasters, etc. Of special importance is a list of those households which require special assistance in the event of power shut off. If you are interested in participating, please contact director5@skyisland.org

Improved Sky Island Website

Happy Holidays!

Our website (www.skyisland.org) is significantly underutilized and we are in the process of updating it. Please take a look at progress to date, and let us know your thoughts. We are always interested in feedback, especially if it helps communication between the Board and the rest of the Sky Island residents. We think that communication is important, and has been lacking, and are trying to work up ways we can be more efficient and responsive. (Check out how great the newsletter looks in color on the web!)

2010 Homeowner Dues

Your 2010 Dues notice is in this mailing. As you saw in your packets sent for our Annual Meeting, we are implementing a dues increase next year. Dues are increasing from \$260 to \$300 per annum (with a 5% discount for those of you who pay in full by January 31, 2010). The reason for this is expenses. They keep growing and our cash flow is not. This is compounded by a significant receivables problem. There is a core group of homeowners who do not pay dues in a timely fashion and some households have never paid dues. We are reviewing a more stringent collection policy, and details will be published in an upcoming newsletter.



Maintenance

Our new Management Company, J&M Management, is now doing **monthly inspections** of our neighborhood to ensure that homeowners are complying with the CC&R's. If violations are observed, a letter will be sent. Please do what you can to ensure compliance. The CC&R's are posted on our website at www.skyisland.org if you do not have a copy.

This year, our most common violations were

- Garbage / Recycle Cans unscreened from public view
- Maintenance of lawn and flower beds to that of standards appropriate for a first-class community
- Maintenance of landscaping installed between the lot boundary and the curb of adjacent streets. Gravel, rock or other plantings are not allowed.

