

# **CONSOLIDATED CO-OP**

## **NEWSLETTER**

**Office Email :** [consolidatedscottsdale@gmail.com](mailto:consolidatedscottsdale@gmail.com)

January/February 2016

### **NEW CHARGES START MARCH 1, 2016**

The Co-Op rate increase starts March 1, 2016. All units' monthly dues will increase by 5%. Membership transfer cost will increase to \$400 and storage lockers will increase to \$10 a month. For any member wanting to turn in storage lockers, the front office will need locker room key turned in to be removed from the locker list.

### **Annual Elections Meeting**

Annual elections are going to be held on March 12, 2016. All members who wish to vote must be up to date on their monthly dues. Voting materials were mailed out the week of February 8<sup>th</sup>. We will have extra ballots available for members who did not receive their elections materials via mail. We are in need of volunteers to count ballots. Please call or stop by the front office to be put on the volunteer list. The Co-Op will be providing hamburgers, hotdogs and drinks. Members may bring a side dish or desert to share. We hope to see everyone there.

### **Open Board Meetings**

Members may pick-up copies of approved minutes in the front office during business hours. Members may also obtain minutes through the Co-Op website [www.scottsdalevillagehomes.com](http://www.scottsdalevillagehomes.com). Members will need a password to view the minutes. (Call/email front office for password)

### **Parking Stickers**

Parking fees are dues every January. Each unit is assigned one covered parking space. The covered parking fee is due whether you occupy the space or not. Parking fees stayed at the current rate of \$25 covered and \$10 uncovered annually. Please make sure your stickers and registrations are up to date to avoid being tagged for towing.

### **Main Roof Antenna**

For members who wish to be reconnected to the main antenna please call the front office and request to be reconnected. During the roof renovations, we found many to be hooked up that where no longer being used.

### **Roofing Renovation**

The Co-Op roofing renovation for Granite Reef is set for an attentive date of March 7, 2016. The renovation will consist of the disconnection of HVAC units and installation of new phone lines (maintenance will be needing access to all units to complete new phone line installation). The estimated amount of time for each building roof renovation is two weeks. For all our members who have satellite cable and your dish are **NOT** properly installed. It will be your responsibility to call your provider and have dish moved to proper location. The Co-Op will not be responsible for any damage done to satellite dishes. Please don't hesitate to contact the front office with any questions or concerns. Thank you in advance for everyone's cooperation.

### **Laundry Rooms**

We have had many issues with our laundry room machines in the last couple of months. One of the issues is the machines not accepting coins. Try pulling the coin return button fulling out, to be certain it is not somehow stuck a little bit in- which prevents the coin from falling into the coin box and enabling the wash/dry as it should. Please make sure to have machine number and building name available to insure faster repair. C-Pec does not have a log of what building has what machine number on file. Please keep in mind that on some occasions C-Pec has to wait for parts to repair machines. When using laundry machines please do not over load machines.

### **Emergency Access to Units**

The Co-Op rules and regulations states that in the case of an emergency, maintenance will enter the unit if the front office / maintenance are not able to reach the member who resides in said unit. The Co-Op considers a bona fide emergency to be broken water pipes, sewer backups and matters of a true health and safety nature. It is the member's responsibility to provide the front office with a copy of front door key. If for some reason the front office does not have keys to said unit. Maintenance will drill lock out and Co-Op member will be charged for repairs to front door locks. Co-Op members please make sure the front office has a valid number where you can be reached at.

Jayson Hunt, Property Manager

Bianca Flores, Admin.Assistant

Office Number: 480-947-3941

Fax Number: 480-947-6553