

Consolidated Co-op News

March-April 2014

<http://conscoop.org/>

Ed: M. McPherson.

NOW LISTEN

IMPORTANT REPORTS

PAY ATTENTION

–
The Annual Meeting was held under sunny skies. The voting was completed, counted, and announced, followed by the annual barbeque and singing. The March regular meeting was held and Officers elected –

President	Marie Abernethy (D)	marie_abernethy@yahoo.com
VicePres	Barbara Roberts (E)	gramiebarbie@yahoo.com
Secretary	Maura Abernethy (C)	maura.camelback.coop@gmail.com
Treasurer	Bob Bordwell (G)	dolphinamica@yahoo.com
Directors	Geri Hermann (B)	geri@connectaz.com
	Fred Weninger (F)	frederickw@cox.net
	Michelle White (H)	1michelle.ann.white1@gmail.com

Please save this list as your reference for communicating with your Representative!

Committees will again be activated, with chairs being appointed by the Board –

Membership

Finance/Budget

Rules and Regs

Buildings/Grounds

and a proposed new committee – Safety/Security

Members are invited to sign up on the clipboards in the Office to signal their willingness to participate in committee meetings.

In particular, please volunteer to be an occasional participant in the Membership Committee – the more people who sign up, the more the interviewing can be spread around – and it's a great place to be the first in your complex to get to welcome a new resident/neighbor. . .

The latest minutes are available in DRAFT form at the Office.

Note that our old web page address is again OURS !! – CONSCOOP.ORG

The materials will be moved back and updated – eventually the scottsdalevillagehomes page will disappear . . .

Winter and part-time members are reminded of the necessity of leaving all necessary keys to your unit, and your automobile (if left behind) with the Office (per Occupancy Agreement) or at the very least with a neighbor, who would check your unit regularly to prevent damage, and who can move your car when the parking lot is resurfaced. Towing is at YOUR expense . . .

Also, change your smoke alarm battery (available at the Office) before you depart!

Apparently there is need again to emphasize that we have a **Policy on Unacceptable Behavior** – Harassment has reared its ugly head, and this needs to be STOPPED. This is a Co-op and members know that when they buy in – which means we are all on one team working for inexpensive housing and co-operation in looking after the property. Which doesn't leave room for abusive behavior or raised voices, particularly toward the staff we hire to help us keep a nice home place. Please read your Policy; also read the **Policy regarding Complaints and Violations**.

Jayson reports that our staff is not yet complete since Javier has gone – Bianca Mazon (wo)mans the Office, Sandra Rodriguez cleans our laundries (and more), Steve Kowalczyk is the Maintenance Supervisor, directing Andrew Vasquez, and interviewing for the second maintenance position at this time.

Our sympathies go out to Bianca, who lost an 8-year-old cousin to cancer last week.

ODDS and ENDS –

- New bulletin boards are coming next to the mailboxes, since many members don't see notices at the laundry boards. Notices will be for timely events, and remain posted for only a couple of days.
- Amerispec will be starting the building inspection to update the condition of our property and our reserve funding. This is NOT the same as the unit inspections which are still ahead.
- Complaints have been made about water shut-offs – Jayson explained that where possible, shut-offs are made after 11 a.m. unless it is an immediate emergency. If quick or temporary fixes don't work, notices are given out on longer planned shut-offs.
- Reminder that if you see any light burned out, please drop an e-mail to your Rep or call the Office or drop a note in the Office mailbox – the Maintenance staff are only here during daylight hours and can't catch them all – our help is needed.
- As mentioned in the last Newsletter, it has been reported that either the police or DMV personnel are on the prowl through the parking lots noting expired and/or out-of-state license plates – illegal, according to Arizona law. If you are towed, it costs an arm and a leg to find and retrieve your vehicle . . .
- Garage sales involving tables and goods displayed on the lawn or Camelback Green are held twice a year, sponsored by Consolidated. At other times, this use of public property is not allowed. However, "estate sales", where the goods are within your unit, are not unlawful.
- If you need a repair, or notice a water line break or sprinkler head down, or any other needed repair – call or drop a note in at the Office. If it is necessary and the work order isn't addressed, so that you have to repeat the call once, so be it. However, if nothing happens after 1 request and 1 reminder, speak to your Rep. It is NECESSARY that the request be written – verbal messages tend to be forgotten . . .
- Pool gates open OUT now, be sure they latch tight behind you.
- The Pro Rata Property Tax calculation is now available in the Office.

The Office is taking on the task of future Newsletters.

So please give any news or new items/reminders to Bianca in the future.

This past year I felt a co-operative newsletter – free - was needed to pull us all together to survive our management crisis, but that is now past history, and the need is no longer with us.

Cheers! M.