

## Stonegate Email News of 12-04-08

**Policy changes.** At its last meeting, the Board enacted three policy changes, made necessary by the current recession.

- **Collection and Enforcement Policy:** Stonegate has long practiced shutting down the access cards and clickers of residents who are seriously behind in dues or other charges. This does not keep residents from their property, since they can still enter through the admit lane at the main gate. But it does get their attention by removing an important convenience. Effective immediately, we are changing the timetable, giving the Association the option to take this action when residents are 60 days in arrears. The Board agreed that it was better to move earlier, when bringing the account current would not involve a daunting amount of money.
- **Winter Pool Temperatures:** Stonegate will continue to heat the pool in the winter, to a temperature of 80 degrees, plus or minus two degrees. However, effective immediately, when we experience a cold snap (evening temperatures below 45 degrees), we may lower the temperature until the cold front passes. This reflects observations made in previous years that even dedicated lap swimmers don't come out when the weather is genuinely bone-chilling.
- **Coach Light Maintenance:** Each Stonegate home must have two lights in front which operate dusk to dawn, controlled by a sensor. For the past several years, Stonegate has routinely identified and changed burnt-out light bulbs. *Starting January 1, you must maintain your lights.* This will allow you the option to substitute energy efficient CFL bulbs of comparable brightness to the bulb being replaced (450 – 800 lumens). To ensure that lights are maintained, we will continue early morning drives to find non-functional lights. If yours isn't working, we'll send you a letter. If it's still not working by the next drive two weeks later, we'll send out a Stonegate SOS technician to replace the bulb. You'll receive a bill for materials cost, plus labor at the usual low SOS rates. If a bulb change doesn't do the trick, we'll ask you to call your electrician. SOS technicians don't do electrical repairs.

**We're looking for "street smarts."** The Board is soliciting volunteers for a new *Ad Hoc Roadway Study Committee*. Stonegate has more than 16 miles of paved streets and they're beginning to show their age. This committee will use the talents of residents with experience in engineering, contracting, finance and other relevant areas, to guide us through the numerous choices which must be made. Working toward a report which we hope will be done within six months, meeting dates will be set by the appointed members, to fit their schedules. To volunteer, please use the volunteer sign-up form attached or call Larry or Nora at (480) 391-9760.

**Water heaters.** The subject has come up several times recently. So it might be worth mentioning that if your water heater is approaching 10 years old, you don't want to wait until it dies a terrible death. Replacing it too late can be costly. Residents from other areas of the country are often surprised at the reduced lifespan of water heaters here in the Valley. Hard water and the extreme range of temperatures do take a toll. If your water heater isn't new, please take a few minutes to inspect it and clean out the sediment. It's not difficult. Try this site for instructions and a ridiculous amount of other information on water heaters: [www.waterheaterrescue.com](http://www.waterheaterrescue.com)