

MARCH 2023 NEWSLETTER

By Toni Quintana

YUMA EAST LOT OWNERS ASSOCIATION, INC

PO BOX 25027, YUMA, ZA 85367

E-MAIL: yeloal@hotmail.com Phone: 928-305-0197

Website: yumaeastlotowners.com

Ben Welch, President
Daun Troncin, Vice President
LeEtta Shaffner, Secretary
Dee Ann Mooney, Treasurer

District	Representative	District Area
A	Dee Ann Mooney, Treasurer	34 th Street thru 35 th Street
A	Keith Mueller	34 th Street thru 35 th Street
A	Roger Puckett	34 th Street thru 35 th Street
A	Nancy Thompson	34 th Street thru 35 th Street
B	Kathy Scheet	35 th Place thru 37 th Place
B	LeEtta Shaffner, Secretary	35 th Place thru 37 th Place
B	Toni Quintana	35 th Place thru 37 th Place
B	Vacancy	35 th Place thru 37 th Place
C	Mary Mee	37 th Lane thru 38 th Lane
C	Bea Stout	37 th Lane thru 38 th Lane
C	Daun Troncin, Vice President	37 th Lane thru 38 th Lane
C	Ben Welch, President	37 th Lane thru 38 th Lane
D	Kay Largent	39 th Street thru 39 th Lane
D	Janet Malik	39 th Street thru 39 th Lane
D	Vacant	39 th Street thru 39 th Lane
D	Vacant	39 th Street thru 39 th Lane

Committee's

Chair Person

Process and Procedures	Ben Welch and Kay Largent
Liaison Committee	Ben Welch
Complaints	Kay Largent
Gravel	Daun Troncin
Architectural	George Rivard or Carl Shaffner
Newsletter	Toni Quintana

ANNUAL MEETING – Monday, January 8, 2024 @ 4 pm at YECC

DIRECTORS MEETING SCHEDULE

ALL YUMA EAST LOT OWNERS ARE WELCOME

March 27th, 2023 @ 1pm at YECC
April 24th, 2023 @ 1pm at YECC
May 22 2023 @ 1pm at YECC
September 25, 2023 @ 1pm at YECC
October 23, 2023 @ 1pm at YECC
November 27, 2023 @ 1pm at YECC
December 18, 2023 @ 1pm at YECC

Reference: Phone Numbers

Emergency: 911	Sheriff Traffic 928 783-4427
Sheriff Main: 928-783-4427	Adult Abuse 877 767-2385
Sheriff, Foothills: 928 342-1477	Illegal Activities 928 782-7463
Report Graffiti: 928-329-2828	Report Dumping: 928-217-3861
Report Fraud: 877-382-4357	TTD Hearing Impaired: 877-815- 8390
Rural Metro Office: 928-782-4757	Y.R.M.C. Nurse Hotline: 928-336-2273
Emergency Water Issue: 928-580-0064	Yuma Regional Hosp: 98-344-2000
Yuma Foothills Utilities (WATER): 13157 E. 44th St, 928-342-1238	
County Supervisor: Darren Simmons 928-373-1120	Darren.simmons@yuma--countyz.gov
US Post Office: Foothills Branch: 928-305-0187	Main Branch (4th Ave): 928-343-9416

YELOA

Each property owner in Yuma East is a member of Yuma East Lot Owners Association, Inc. (YELOA). There are vacancies on the Board that need to be filled by members. Please come to a board meeting and consider a position on the Board. Board meetings are once a month from September through May at 1pm at Yuma East Country Club. You are WELCOME and WANTED. If you are interested in the future of Yuma East, please come. If you would like to participate in Board activities but not as a Board member, you are welcome. If you have questions call one of the board members listed on page 1. Some of the following activities need help: Computer skills, billing process skills, hosting, lunches, Architectural Committee, Age affidavits, Research (HOA state law), Real Estate monitoring and Newsletter and website.

YELOA exists to identify, defend and maintain the Covenants, Conditions and Restrictions (CC&R's) pursuant to the Articles of Incorporation. The CC&R's aid in maintaining the aesthetic value as well as real estate value for the 662 lots of the Yuma East community. The CC&R's also maintain Yuma East as a federally designated "*Community for Older Persons 55+*".

Gravel

YELOA will pay for 2 yards of gravel for the space between the fence and the street. Any material would have to be removed and replaced with the ¾" gravel. The gravel would provide a place for water to soak into the ground. This is a one-time offer per owner. For more information call Daun Troncin 928 920-4769.

Yuma East CC&R's

Yuma East residences are designated as "Single Family" residences only. A complete version on the CC&R's can be found on the website at yumaeastlotowners.com.

Recreational vehicle parking is allowed for storage ONLY; therefore, NO overnight guests are allowed in stored RV's.

Building permits are required for any property improvements and accessory buildings.

All parked vehicles are subject to setback requirements. For example: 20 feet back from the front property line. If the parked vehicle is even with the front of the house, then you are okay. Large vehicles such as motor homes between the front fence and homes restrict views

Annual Dues

If you **OWN** property in Yuma East, you are a member of Yuma East Lot Owners Association, Inc. Each property is assessed Annual Dues. The Annual Dues for each property are \$30.00. The invoice number at the top on the right-hand side is your phase and lot number (Example: P3-249). Please record that on your check. A big Thank you for everyone that paid in January.

Your Annual Dues for 2023 will be sent out the first part of January and are due Jan. 31. The By-laws require payment in full within 90 days. A \$10 late fee will be assessed after February 1st, resulting in a total of \$40 required by March 1st. Failure to pay by March 1st will result in a Demand Letter for the dues and late fees owed. The letter will be a "Notice of Claim of Lien" against the property. The administrative fees for the letter will be \$350 and will be added to the accounts assessments. The past due assessments, late fees and demand letter fees totaling \$390 must be paid by April 1st.

If assessments are not paid by April 1st, a lien will be placed on your property for the balance owed.

A 10% interest assessment will be added to your account when your account becomes delinquent. This interest assessment will be applied in January to any balance brought forward from the year before.

A \$15 charge will be charged for any returned checks. If you have any question, contact your representative of YELOA.

If you need to update telephone numbers and alternate mailing address please email or call DeeAnn Mooney. Call 240-8810 or email yeloatreasurer@hotmail.com. If you use direct banking, please put your Phase Number and your Lot Number in the account or memo section.

If you want to pay in cash, call 406 240-8810. Sorry, no credit cards accepted. Mail your check to YELOA, P.O. Box 25027, Yuma, AZ 85367. Dues can be dropped off in an envelope along with your Yuma address at the YECC. Please put it in the YELOA box.

Notary Service

Notary service is available free of charge for Yuma East residents. Please call Daun Troncin at 928 920-4769 for an appointment.

Age Affidavits

If you are a **RESIDENT** of Yuma East an Age Affidavit is **required** because Yuma East is a federally designated "Community for Older Persons +55". Most Age Affidavits are completed when a property is purchased. However, if you never signed an Age Affidavit, please call Kay Largent at 406-207-9467 or Daun Troncin at 928 920-4769.

If you are a **RENTER** in Yuma East, an Age Affidavit is required. Call Kay Largent at 406-207-9467 or Daun Troncin at 928 920-4769 to get your form completed.

If you are a landlord of renters and use a Rental Agency or Realtor, please provide Daun Troncin with the name of the company or agent. Call 928-920-4769.

Everyone (renters and owners) in this community is required to sign an age affidavit as required by law to keep our 55+ statuses. All directors can bring you an affidavit and witness your signature. Thank you for your cooperation. It is important to maintain Yuma East as a +55 community.

Past Annual Meeting Notes

The YELOA Annual Meeting was held January 10, 2023. The key speaker was a scam prevention officer from the Yuma County Sheriffs Office. He talked about scams and the "Are You Ok " Program.

If you see a call and you don't know the number, don't answer it. Let it go to voice mail. If it is important, you check your voice mail later.

The "Are You OK? program is a telephone reassurance program that ensures daily contact with senior citizens and/or disabled persons that live alone. Please see the "ARE YOU OK" section in the end for all information.

John Southwick resigned from the board. John and Laura sold their property and will be moving to Oregon to be near their family.

The membership was asked to participate in the Welcome Committee for Yuma East Lot Owners Association.

There was discussion about HOA Fees and the transfer fees. Members are encouraged to attend meetings and participate.

YELOA NEW OFFICE SPACE

The YELOA Board rented office space in the YECC building. The contract provides office space, unlimited meeting space, and consolidation of all business dealings with YELOA. This also helps with a facility to have four meals a year for the YELOA districts. YELOA hosted a free lunch for Districts A and B in February and Districts C and D will have a free lunch in March. Fliers will be delivered in each district a week prior to the lunch and remember it is a free lunch for all YELOA residence. **Each district lunch will have a drawing for one free Membership to YECC, you must be present to win.** You're invited to come and share in the fun and get to know your representatives and neighbors. We hope to see you there.

Helping to Protect You and Your Property

Yuma East Lot Owner’s Board of Directors monitors Yuma East for damages and problems all year round and you will be notified if the Board has your information such as phone numbers, e-mails and mailing addresses. By filling in the following form and returning it to YELOA, along with your annual dues (if not already paid), YELOA will keep your information confidential and it will be used by a YELOA Board Director to contact you in the event of a problem such as but not limited to damage from a storm or water problems. This is for all residents not just for winter visitors.

No one from the YELOA Board can go onto your property without your permission but we will call you (if we have your number) if we see something wrong.

If you’re out of town when a storm hits or your water line breaks, we need a way to contact you. If we don’t have a number or email address, we’ll send a letter but letters take time to get there and we would like to let you know as soon as possible.

Please fill out the following form. If you have questions call anyone on the board or ask your District Representatives or call LeEtta at 605 280-0173.

Return form to your District Representative, or put in the box marked YELOA at the YECC or mail to: Yuma East Lot Owners Association, Inc, PO Box 25027, Yuma, Arizona 85367
Residence Information- Circle One Answer

- | | | |
|----------------------------------------------------------------------------|-----|----|
| Will the house usually be vacant for more than two months out of the year? | Yes | No |
| Will the electricity usually be turned off when the house is vacant? | Yes | No |
| Will the water usually be turned off when the house is vacant? | Yes | No |
| Is there an automatic light on when the house is vacant? | Yes | No |
| Is there an automatic alarm system in the house? | Yes | No |
| Is there a yard maintenance person expected to be at the house? | Yes | No |
| Do you leave a key to the house with another person? | Yes | No |

If “Yes”, the **phone number** of that person is? _____

Your **Yuma address** is: _____

Out of town address is _____

Email address _____

Phone number(s) _____

PRINT NAME _____

Your signature _____

Comments _____

What social activity would you like, picnic, evening dinner, or what?

What should we be spending money on? Property Management, a club business office, neighborhood security or something else

Yuma East Lot Owners Web Page

Visit online @yumaeastlotowners.com and check out the pages, learn more about your community, view the CC&R's, find your Board of Director's contact information, find your most current newsletter, info on Yuma East Country Club (YECC), YELOA's financial statement and much more

Process and Procedures Committee

The Process and Procedures Committee is working on the following procedures: Welcoming Committee, weeds, and pets. The Welcome Committee members are Ben Welch, Toni Quintana and Dee Ann Mooney, Ben Welch and Kay Largent are heading up the Process and Procedures. The committee is writing step-by-step procedures for handling complaints.

Liaison Committee

The Liaison Committee works with YELOA, Condos 1, Condos 2 and Yuma East Country Club. They work for the common good of the 55+ Community. Some of the things they've worked on are roads, security and neighborhood clean up.

Yuma County Permits

Be sure you check with the Yuma County of Development Services before you add ANY kind of structure or addition to your property. Section 309 of Yuma County Ordinances states "A: Permit Requirements: No grading, land leveling or excavation shall be commenced, no wall, structure, premises or land used, building or part of a building shall be built constructed or altered, nor shall any building be moved. Nor shall any sign be erected or structurally altered until application has been made and the proper permit has been obtained".

It has happened in the past that a structure or part of a structure has had to be taken down because the property owner did not meet the permit requirements. No part of a building should be altered in any way without first checking with the Yuma County Dept. of Development Services at 928-817-5000. Before you start your project, be sure you call George Rivard 360 244-0557 or Carl Shaffner 605 280-9062.

Parked Vehicles

Vehicles (including but not limited to, motorized vehicles, boats, trailers, and RVs) shall not be parked on/in the street for over 24 hours. Vehicles shall not be parked on/in the right-of-way at any time. The right-of-way is the area from the front lot line to the street pavement.

One vehicle per lot shall be allowed at any one time on a property for repair or restoration. Any vehicle being repaired or restored must be stored and worked on within a conforming Accessory Building or behind a screen in such a manner as to not be visible from beyond the lot boundaries.

Street Lights

If a streetlight is on all the time or off all the time, please get the number off of the pole and the closest address to the pole. Call the Arizona Public Service at 602 371-6140 or 800 253-9405 to get the light working again.

Yard Maintenance

Each lot owner shall maintain a neat and uncluttered lot for **twelve months of the year**. County specs regarding yards require weeds 24” and higher to be removed and if a yard has over 25% over grown weeds, they need to be removed. Please note the area between the fence and street are the lot owner’s responsibility and weeds need to be cleared from this area. This is such a beautiful neighborhood; let’s keep it that way.

Barking Dogs

A barking dog nuisance comes under a violation of a Yuma County Noise Abatement Ordinance. This is especially important during the hours between 10 pm and 7 am. Many residents enjoy sleeping in. A sheriff’s officer via the Humane Society orchestrates this Ordinance.

Call Animal Control Dispatch at 928 782-1965 or 928 341-8800. They handle noise abatement by visiting the address where the dog is barking. If another complaint is received, on subsequent visits there may be a citation for \$50-\$100 and then a court appearance.

A warning is issued on the first visit. If another complaint is received, or on subsequent visits there may be a citation for \$50-\$100 and then a court appearance is mandated.

For a “problem” with the “number” of dogs at any one residence, it is a Yuma County Zoning violation. No more than five (5) dogs are allowed at any one property. The “numbers” violation does not make ANY difference if the dog is a personal aid animal or if it is a rescued animal. If a property has more than five dogs, call 928-817-5000, which is the Yuma County Department of Development.

When you walk your dog please keep them on a lease and pick up the dog droppings. Leaving it on the street is a health issue.

Houses Sold in Yuma East

75 Homes were sold in 2022, 47 homes were over \$100,000 and 20 over \$200,000.

Rural Metro Fire/Rescue of Yuma

Rural Metro Fire Department is a private company providing high-quality, cost-effective fire service. Rural Metro Fire Department is not funded by tax dollars. Rural Metro Fire is a subscription-based fire department supported through annual fees by a yearly membership. You can contract with the Rural Metro Fire Department directly. The annual fees are based on the total square footage or assessed value of the property to be protected. Additionally, you may be eligible for discounted rates on your

homeowner's insurance when you establish service with them. They offer many services to their customers in addition to fire service coverage, please contact the local Customer Service Department in your area for more information.

Rural Metro What Does My Membership Include?

- *Fire prevention and suppression**
- *Medical emergencies coverage (70% of our calls & an additional subscription)**
- *Rescue and Medical aid at vehicle crashes**
- *Dangerous Reptile Removal**
- *Annual Home Safety Checks**
- *Community Programs**
- *Other Exclusive Benefits**

Non-members are billed for fire service. Homeowner's insurance might only cover a fraction of the bill, leaving the property owner responsible for the difference. With your annual subscription you will avoid costly, non-member hourly rates for response to your property. You can easily establish your Rural Metro fire service online! Or perhaps it is time to renew your fire service and you need to make an online payment, visit the Renewal section. Please fill in the necessary fields to receive information for your Rural Metro Service. Incomplete or incorrect data entered may delay the processing of your request. If you are requesting service for more than one property, you must complete separate forms for each property. If you want more information log on to **www.ruralmetro.com**.

Property Tax Exemptions

Each year between the first working day in Jan and March 1, all eligible residents of Yuma County may file for exemptions on your property tax. There are several different types of exemptions available. There is a list of criteria published each Jan in the newspaper. It is not very complicated but has limits.

1. The owner must be an Arizona resident
2. The property must be the primary residence
3. At least one of the owners must be at least 65
4. The owner must have resided in the residence at least two years.

There are income limitations for the property valuation freeze exemption. Income tax returns for three years must be provided

For the widow/widower benefits, the spouse must have resided with the spouse in Arizona at the time of death.

For more information contact the Yuma County Assessor's Office

410 Maiden Lane Yuma, Az Tel 928-373-6040 or email assr-info@yumacountyaz.gov

Yuma East Country Club

Yuma East Country Club has been working to update their facility and would like to invite residents to join the club. Come by the clubhouse Monday-Friday between 10am and 2 pm and sign up.

The club offers activities: poker, hand-foot-toe, water aerobics, water volleyball, chair yoga, Chase the Ace, Mexican Train, Golf Scramble, ice cream socials, karaoke, corn hole, take a trip and take a hike.

Bingo is open to the public on Tuesday Nights.

Visit the Yuma Country Club website at www.yumaeastcc.com to see their monthly calendar and other news.

Are You OK?

The Yuma County Sheriff's Office have a program called "Are you Ok?" The program is a telephone reassurance program that ensures daily contact with senior citizens and/or disabled persons that live alone.

Procedure

The computer stores subscriber names, phone numbers, and call times. The system runs 24/7. The service is FREE of charge to eligible citizens. Daily the computer makes generated calls to subscribers at the pre-determined time each day, seven days a week, 365 days a year. If the subscriber is okay, they simply hang up the phone after hearing the pre-recorded message. The computer assumes the subscriber is okay if they answer the phone.

If the subscriber does not answer or if the telephone line is busy, the computer will call the subscriber a second time. If there is still no answer or the phone stays busy after the second attempt, the computer will issue an alert and generate a printout with the subscribers name and address, medical history, emergency contact person and other pertinent information provided by the subscriber when they signed up for the program. Upon receiving the alert, a dispatcher will attempt to contact the subscriber by phone to check on their welfare. If the dispatcher is unable to make contact a deputy will be dispatched to the residence to check on the subscriber or appropriate agency will be contacted to request a welfare check.

Eligibility Criteria

- 1. Live in Yuma County*
- 2. Have a telephone (landline or cellular)*
- 3. Live alone (couples will be considered on a case-by-case basis)*
- 4. Are over the age of 60 or have a medical condition that requires them to be confined to their residence or the have any other condition as deemed appropriate by the program administrator on a case-by-case basis.*
- 5. Must complete an "Are You Ok?" Field Interview Form. (The form includes a waiver of liability allow a Deputy or Sheriffs Office volunteer to enter the home by forced entry, if necessary, in order to confirm the safety and welfare of the subscriber.*

Other Program Requirements

1. Complete an "are You Ok? Field interview form. The form includes a waiver of liability allowing a deputy or Sheriff's Office volunteers to enter the home by forced entry, if necessary, in order to confirm the safety and welfare of the subscriber.

2. Must have at least 2 people that possess keys to the subscriber's residence in close proximity and available in the mornings. 3. Must notify the Sheriff's Office when they will not be home to answer the "Are You Ok?" phone call (out of town, doctor's appointment, etc.)

If you decide to discontinue the service contact the Yuma County Sheriff's Office Communications Department at 928 783-4427 to discontinue or temporarily stop the service.

For more information contact: Sgt. Richard Meraz, SOLV Volunteer Coordinator, Phone number 928 819-2212, Monday-Thursday between 7am and 5pm or call the Volunteer Coordinator at 928 819-2213 Monday-Thursday 6am to 2pm.

Banking Summary - Last year
1/1/2022 through 12/31/2022

1/8/2023

Category	1/1/2022- 12/31/2022
INCOME	
Annual Dues	30.00
2021	60.00
2022	11,080.00
2023	2,805.00
2024	70.00
Annual Dues 2020 plus Late Fee	84.00
Annual Dues 2020 plus Late Fee+Int	132.00
Annual Dues 2021 plus Late Fee	258.00
Annual Dues 2021 plus Late Fee+Int	48.40
Annual Dues 2022 plus Late Fee	644.00
TOTAL Annual Dues	15,211.40
Bank Interest	
AEA S850	73.71
AEA S851	252.02
AEA S852	225.32
Legal Checking Interest	4.66
NB CD 6132	8.74
NB CD 6730	35.33
TOTAL Bank Interest	599.78
News Letter Ads	440.00
Transfer Fee	6,800.00
TOTAL INCOME	23,051.18
EXPENSES	
Arizona State	
Corp. Comm.	10.00
TOTAL Arizona State	10.00
AZ Income Tax	50.00
banking	3.50
Bus. Insurance	
Umbrella	4,417.44
TOTAL Bus. Insurance	4,417.44
Gravel Project	200.00
Hall Rental	325.00
Legal Fee	140.00
Meetings	1,900.00
Office	
copies	79.85

Banking Summary - Last year
1/1/2022 through 12/31/2022

1/8/2023

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Category	1/1/2022- 12/31/2022
Envelopes	65.04
Phone	519.75
Postage Stamps	487.38
Storage Rent	58.00
TOTAL Office	1,210.02
office phone	268.67
Post Office Box Rent	212.00
Printing Expense	631.60
Rent	
Meeting Hall	375.00
TOTAL Rent	375.00
Tax Preparation	475.00
TOTAL EXPENSES	10,218.23
OVERALL TOTAL	12,832.95

Account Balances - As of 12/31/2022

1/8/2023

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Account	12/31/2022 Balance
Bank Accounts	
AEA S060	33.03
AEA S850	22,948.80
AEA S851	23,366.99
AEA S852	21,278.96
NBA CD 6132	25,716.56
NBA CD 6730	41,616.80
NBA Checking	48,355.97
Reserve Account	20,796.91
TOTAL Bank Accounts	204,114.02
Asset Accounts	
Payroll Assets	0.00
TOTAL Asset Accounts	0.00
Liability Accounts	
Sales Tax	0.00
Payroll Liabilities	0.00
TOTAL Liability Accounts	0.00
OVERALL TOTAL	204,114.02