

Welcome to fall. Our winter season is beginning and we want to use this newsletter as a reminder of community guidelines, introduce our Board of Directors, share about some new furniture and review some of our financial surprises.

Community Guidelines

1. Balconies
 - a. Make sure the items on your balcony are secure in case of high winds.
 - b. No gas grills of any kind are allowed on your personal balcony. This is a safety issue. There are gas grills near the pool patio and electric grills located on the side patios.
2. Water
 - a. Reminder to shut off your main water valve if you are leaving your condo overnight.
3. Parking Lot
 - a. Please make sure you enter and exit our gate with care and to drive at or below 5 MPH.
 - b. Please make sure your vehicle is only using one parking spot
 - c. Bigger vehicles, boats, RV's, need to use the designated areas and need to have the unit number or parking pass displayed. The areas are marked on the overhangs, or you can ask our Property Manager.

Lobby Addition

An anonymous donor purchased for our community three new sofas for the lobby. Thank you to Anonymous for their generous gift to our community.

Board of Directors

The Queens Bay Board of Directors asked for the owners to submit their application for the two vacancy's for the next fiscal year. We received two applications. These two volunteers will join the board as of January 1, 2023. The Board of Directors are made up of volunteers from our community. They do not receive compensation for the time they commit to supporting the Queens Bay Community and making the hard day to day decisions to keep the community safe and solvent.

Michele Pederson will continue to serve the community as a board member

Penny Laing is a new Board of Director member and we will welcome her addition on January 1. Penny has owned a condo at Queens Bay for 11 years. But she has been a guest and a renter almost since the day Queens Bay was built. She spent the last year learning about our operations and asking a lot of questions before she raised her hand to volunteer.

We wish to thank Dan for his leadership and time.

Condo Renovations

1. Owners are responsible for communicating the Queens Bay guidelines to their contractor. There is a form the owner needs to ensure is completely filled out and given to the property manager prior to beginning any renovations. This form is to provide the contractor with our community's expectations, but it is the owner's responsibility for any damage or clean up that needs to happen if their contractor does not follow our guidelines.
2. Construction noise, if your contractor is going to be Jack hammering or using equipment that could potentially cause disruption for your neighbors, we ask they notify your neighbor of the noise potential and how long the disruption will occur. We ask, as a courtesy to your neighbors that these loud disruptions are limited to between the hours of 8AM and 5PM Monday – Friday. And that the owner or contractor notifies their neighbor and our property manager of this disruption so “we” as your board of directors can respond with clear information on how long your neighbors will have to endure the noise.
3. The board of directors are reviewing our current guidelines and are working on updating this form and the rules.

HOA Financials

The board of directors are meeting in November to review and adopt our community's budget for next year. Inflation has caused all of us to have to make adjustments for the purchases we can control. Queens Bay has also had some extreme fluctuations in our expenses. The Queens Bay building and equipment is aging. Because of this, we have had some expenses arise that were outside of our norm and control. Some needed immediate action and some are being phased into our expense budget. We are highlighting below some of the biggest surprise expenses:

1. Our community's sewer expense. The city has raised the rate for ALL multi-unit complexes. We have discussed this with the city, but alas it is out of our control. And it is an extreme change.
2. Our community's insurance expense has risen.
3. The parking lot sealing we are working with the original bidder to confirm they will still honor the original bid and if not, to re-bid for the job.
4. The AC/Heating unit in the lobby needs to be repaired. The blowers need to be replaced and this is something we cannot put off.
5. The water softener system is being replaced. Lake Havasu City water is very hard and corrosive, this is why we require the water system inspection in your home. The existing system is old. The board has chosen to rent a Culligan system. This will ensure it is properly maintained. Our staff are not trained on the equipment and it is in the best interest of all owners that we have consistent access to a trained individual to ensure our water quality and equipment.
6. A 3 phase repair and replacement process is in year one for the pool, Jacuzzi's and heaters and motors.

There are other expenses we are working through with the property manager and the companies that service our property.

The board is re-evaluating the HOA fees. The projected expenses we are receiving from our vendors, city and insurance companies are causing us to review our options as your team. Our goal is to be fiscally responsible with your HOA dues paying our bills, but also maintain our group asset; the building, grounds and equipment.

2022 HOA Board of Directors
Dan Sarnecky, President
Connie Collette, VP
Michele Pederson, Secretary
Mike Peters, Director
Howard Pederson, Director