



Social Chairman

Deborah Bowman

Calling all Boos & Ghouls!!!!

The witching hour is upon us ... double, double, toil and trouble ... when the haunted brew is done, something wicked this way comes! It is time once again to join your friends and neighbors for Catalina Pueblo's annual Spooktacular Halloween Ritual!

Saturday, October 24th, 5:30 p.m.



Adelita Pool will be transformed into a ghastly horror of night creatures, spooks, monsters and mayhem! Beware of frightful (but fun) encounters with monsters of menace, spine-tingling tunes, devilish brews, cauldrons of spirits, screaming banshees, goblins, ghosts, mystery mists, and eerie glows guaranteed to haunt your soul! Everyone is welcome to this family-friendly, neighborhood event that will include some new features for all of you party creatures!

State of the Pueblo

Jean Paine, President

Fall is here or so the calendar says. I hope everyone had as great a summer as I did. However, it is now time to move forward with Catalina Pueblo activities.

We have our annual Halloween party coming up on October 24. Mark your calendars and be prepared for a few new and ghostly twists to this event.

Please pay particular attention to the information attached to this newsletter regarding the proposed policy for how a homeowner could rent their property. As you know, ten percent (11) of Pueblo properties can be designated as rentals. It became apparent last year we needed to develop a policy for the time when the number of rentals dropped below ten percent. Thanks to the committee who spent a lot of time and effort wrestling with the various issues and concerns we have a proposed policy. Review the policy and let a Board or committee member know if you have any questions (see names of Board and committee members on page 8). Homeowners the committee reached out to have given them positive feedback but they want to make sure they have addressed all of the issues.

It is also time for everyone to take a look at their property for a fall clean up. There are trees and bushes that need a trim, and mailboxes or lampposts that need to be painted. Let's keep the Pueblo the great place it is.

Inside This Issue:

CULINARY CREATIVITY CONTEST: We will be having a new contest with prizes related to themed food concoctions! Please see links for inspiration, but feel free to engage your own inner cooking witch or personal magic to create scary, fun, creepy edible fare for all to share.
<http://www.sogoodblog.com/2012/10/11/epically-gross-halloween-party-food/>
<http://www.tasteofhome.com/recipes/holiday--celebration-recipes/halloween-recipes/top-10-halloween-recipes#2>

COSTUMES: We will also expand our costume prizes! Categories will include: Most Original/Unique, Scariest, Funniest, Best Homemade (not 100% store bought). You will receive a crypt-worthy, decaying trophy to proudly display in your home for an entire year (I know, you cannot wait, right!?) Trophies will be recycled in 2016 to new (or repeat?) winners! You will NOT want to miss your chance of receiving one of the most coveted prizes in the entire Pueblo!

If you are able to help with set up and clean up, please contact Social Chair, Deborah Berlin (Bowman) at 520.901.0940 (voice or text). Bwwwahahahaha!!!!

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It is time once again to get
Creepy, Crawly, Ghoulish or Garish!

Join your Catalina Pueblo
neighbors and friends for the annual

HALLOWEEN PARTY

Saturday, October 24th, at 5:30pm
Adelita Pool

A devilish & potent **Witches Brew** will be served!

Spooky Music will be heard!

The **Costume Contest** will decide which **Witch** is worst,
which **Ghoul** is ghouliest, which **Monster** is most menacing!

Please provide a dish to share
using the following chart.

If your last name begins with:

A to E - bring a **Dessert**

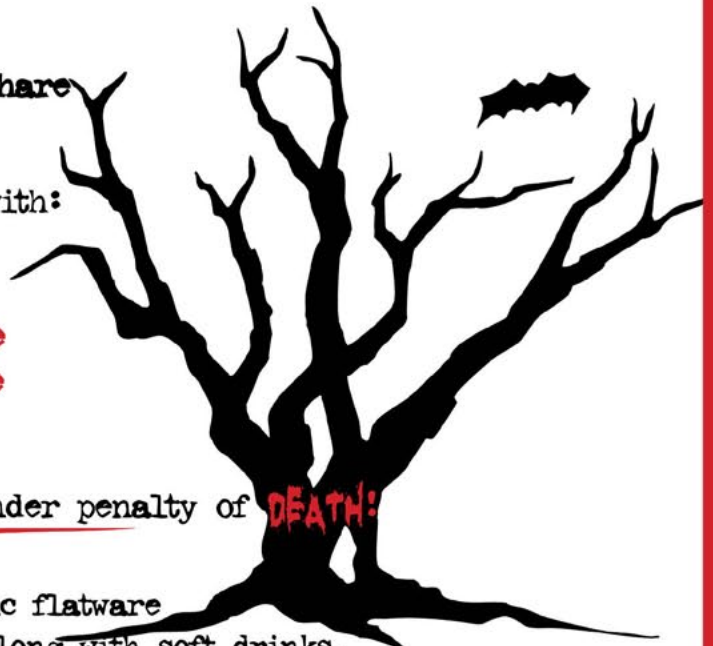
F to M - bring a **Salad**

N to S - bring a **Casserole**

T to Z - bring a **Vegetable**

No glass/ceramic dishes under penalty of **DEATH!**

Paper plates, napkins, plastic flatware
and cups will be provided, along with soft drinks.



Pools Chairman

John Trang

Hello Neighbors ... and greetings again from your HOA pool committee,

Welcome back to all those who have been away for some or all of the summer. With respect to the pools, we have had a relatively uneventful summer - although I want to start by encouraging each of you to extend SPECIAL THANKS to Jean Paine (and her grandsons) for the beautiful work that they did re-painting the metal tables and chairs and gates at the Adelita Pool. Jean and her grandsons worked diligently for several weeks in the heat of the July sun preparing and re-painting the black patio furniture and gates. This was much needed maintenance and it is very much appreciated. Since this is also the common area that we often use for our neighborhood parties we will all enjoy the benefits of their hard work - Jean (and grandsons) THANK YOU VERY MUCH.

Expenses associated with the pool upkeep and maintenance have been consistent with the allocated budget. In addition to the normal expenses, we replaced several pump motors and / or pump and motor packages at 2 of the 3 pools this summer. Many thanks to the neighbors who contacted me regarding the needed repairs. As we have in previous years, we will be turning the heater off at the Minera pool and turning off the solar heat at the Caballo pool in October. I will install the "pool is not heated" signs when this is done. These pools are still serviced and can be used during the winter months, but they are not heated from October through April.

We obtained quotes from 3 vendors for the repair / resurfacing / removal and replacement of the Adelita pool area decking and coping. As the most consistently and heavily used pool the decking has reached a point where we must restore, remodel, or replace it. After a great deal of research and email / telephone discussion, the board has decided the best approach will be to remove the existing decking (and any plumbing that may need to be replaced) and replace it with beautiful and durable contemporary pavers and coping. Since this is the most costly approach, we decided to postponed the project until the summer of 2016. This will allow us to budget additional capital improvement funds for the project to be added to the funds set aside in our

current 2105 budget. This will also allow us to review all of the options available for pavers and coping materials to be used and consider any other remediation that may be needed to the waterline tile and / or pool surface. We will keep everyone informed through the Newsletter regarding our progress on this important project.

Thank you for making and keeping our pools great assets to our community.

Landscape & Architecture

Pat Wagner

IMPROVEMENTS ON THE WAY

Termites have been munching on the wood support posts for the Catalina Pueblo entrance signs, and they are soon to be replaced with termite-proof black iron poles. The existing brown signs will be replaced with black ones with white lettering, harmonizing with our street signs. They will be about 20 inches higher than the brown signs.

Another improvement that's been discussed by the Board is making the Minera Common Area more usable, with paths to improve its accessibility and some new trees to provide additional shady areas where strollers could sit. Memorial benches purchased with individual donations have been suggested. This could well become a long-term project, extending over several years. Funding to get started will be included in the budget proposed for 2016.

A related need is replacing the drip irrigation lines around the Minera Pool, which are old and cracking and require frequent repairs. New or extended lines would probably be needed for any new plantings.

The intention is to involve the community in the Minera planning effort. A committee of volunteers will be sought early next year to find out what improvements residents favor, investigate prospective costs, and develop a proposal for consideration by the new Board.

And a final note on a different subject: I urge you to check your property – including easements and walkways – for weeds. The summer rains produced a bumper crop, and they need to be removed. Thank you!

Garden Gallimaufry

Mark Sammons

Mark J. Sammons
cookfarm@comcast.net
615-6019

Planting seeds is rewarding for the patient. Two of my winter favorites to grow from seed are sweet peas and nasturtiums. Plant them outdoors in the ground or large pots September through November, and you will be rewarded in February through April.

Sweet peas (*Lathyrus odoratus*) are native to the southern parts of the north shore of the Mediterranean: the islands of the Aegean, Sicily, and southern Italy. They were brought into cultivation in the 1600s, and since then have been hybridized for larger blossoms, more colors, bi-colors and variegation.

Most, though, are solid colored in the purple-to-pink range, with some rosy and burgundy shades.

They have a trailing habit, reaching three to six feet. They can sprawl on the ground, but the plant will be happier if they have something to climb, or if they are grown in high-placed pot whence they can trail (though hanging over the edge of a pot can cause the stems to snap in spring winds). For climbing, erect a frame or strings before planting.

Plant sweet peas anytime from September to November in enriched well-drained soil. Keep them moist. Pinch the growing shoots to promote branching and more flower production. Sweet peas produce plenty of long-stemmed scented blossoms that last well when cut and brought indoors.

Nasturtiums have a special place in my heart, as they were the first plant I ever grew, with three seeds started in a Dixie cup in Sunday School on Rogation Day. I remember tending the seedlings with my mother at a south window, and planting and later picking blossoms with my father, who allowed a space at the end of one row of vegetables. That was half a century ago, when the flowers appeared below the leaves. In modern hybrids, the flowers rise above the leaves.



Garden nasturtiums (hybridized from a few species among about eighty in the genus *Tropaeolum*) come in two forms. One trails from two to six feet. These look pretty scrambling forward over the edge of a path or terrace, or trailing down from a perch on a wall. The other is of a more compact bushy form. When choosing a location, note which kind of seeds you have purchased!

Nasturtiums are a New World species native to various parts of Central and South America. Most blossoms are in the cream-yellow-orange range, with some scarlet and deeper reds.

Like their European cousin watercress, garden Nasturtiums produce piquant oil, and their leaves, flowers and unripe seedpods provide a mild peppery taste to salads.

Plant nasturtiums in gritty, well-drained poor soil such as native soil loosened with some commercially-prepared cactus and palm soil. If the soil is too rich, they will produce foliage at the expense of blossoms.

Though sweet peas and nasturtiums are unrelated, their have similar culture:

- Seed sprouting is promoted by an overnight soaking in room-temperature water before planting;
- They like sun, but in our climate they will last longer if their spot has some afternoon shade in spring;
- They are cool-weather annuals that will die off in heat, but regular deadheading can prolong their bloom period;
- Both must be covered to protect from frost;
- They can be susceptible to aphids; these are easily washed off with a hose.

OCTOBER CHORES

Reduce watering to harden plants for winter.

Plant cool-season annuals, vegetables, herbs, flowers.

Good season to plant trees, shrubs, perennials.

Divide overgrown perennials.

End of cactus & succulents planting season.

Move cold-sensitive tropical succulents indoors when nights drop below 50. Inventory your frost cloths for the arrival of frost.

Sow desert wildflower seeds.

Divide perennials

Early in month, last fertilizing until spring.

pueblorecipes

recipes collected and edited by david scott allen • october 2015



This appetizer is perfect for a party, and can be made using herbs that you can grow in pots on your terrace.

Marinated Mushrooms

- 1 pound small button mushrooms*
- ¼ cup white wine vinegar*
- 1 tablespoon kosher salt, or to taste*
- 1 shallot, finely chopped*
- 1 tablespoon finely chopped fresh parsley*
- 1½ teaspoons chopped fresh oregano*
- 1½ teaspoons chopped fresh thyme*
- ¼ teaspoon freshly ground black pepper*
- 2 tablespoons extra virgin olive oil*

Clean the mushrooms using a brush or damp towel. Trim stems and place mushrooms in a glass jar with a tight-fitting lid. Mix remaining ingredients and pour over the mushrooms. Seal the jar, and rotate gently to distribute the marinade. Let sit overnight at room temperature, then refrigerate until ready to serve.

Serves 12.

Can't wait a whole month for another fabulous recipe?

Visit David' food blog at www.cocoaandlavender.blogspot.com for a good story and pretty photos with each recipe.

Tried & True Trades

Adobe

Adobe Specialists-Rudy Martinez 520-883-8883

Recommended by Joe & Sandra Thompson

Adobe King - John Schimon 615-2110

Recommended by Rob & Jeanie Girman

Armando Pacheco

520-302-0711 (cell)

Recommended by Aldine von Isser & Hal Grieve

Auto Maintenance

Kurt Tomson - Mechanic

940-7285 (works on all types of vehicles)

Recommended by Joe & Sandra Thompson

Jim Davis - Alignment

Double D Alignment - 632-4842

Recommended by Joe & Sandra Thompson

Carpet Cleaning

Boyds Chemdry 760-2244

Recommended by Caryl Daugherty

Custom Concrete Work

Cherry Enterprises - David Cherry

343-0068

Recommended by Jeff & Judy Mott

Computer Repair

Desert Sky Technology - 797-7479

Recommended by Jeff & Judy Mott and Frank & Pamela Bangs

Drywall & Painting

Ruben Duran 275-5532

Recommended by Jeff & Judy Mott

Electrician

Phil Clouch - 520-390-0471

Recommended by Jeff & Judy Mott

Frank Tentschert 577-4987 & 907-5990

Recommended by Jo Ann Marcus

Exterminators

Northwest Exterminating 888-4308

Recommended by Sherry Henderson

Handiman

Dallas Davis 403-1356

Recommended by Gisele Nelson

John Landers 609-2530

Recommended by John & Pat Cain and John & Ann Berkman

Robert Cross 390-2623

Recommended by Marianne Van Zyll

Shawn Henderson 745-2169

Recommended by Nan Milburn

Cary McKeever 241-0810

Recommended by Lew & Caryl Daugherty

House Cleaning Services

Erika Bradley 520-240-5870

Recommended by Deborah Bowman & Jay Baruch

Levinia 406-5630 & Pamela 282-9096

Recommended by Connie Church

Maria Josefina Leon 339-0646

Recommended by Gisele Nelson & Sandra Nelson-Winkler

Landscaping/Gardeners

Tammy Clark 336-0634

Recommended by John and Ann Berkman

Beautiful Spaces

Jude DiMeglio Trang 360-4282

Recommended by Aldine von Isser & Hal Grieve

Blue Agave Landscape & Lighting Design

Dean Alexander 325-4242

Recommended by David Scott Allen & Mark Sammons

Margaret L. Joplin 623-8068 or 271-6585(c)

Design & Installation

Recommended by Paul Maxon

Francisco Enriquez 405-8527

Recommended by Jo Ann Marcus & Gisele Nelson

Pots: The Mexican Garden, Marta Avila

2901 N. Oracle 624-4772

Recommended by Jo Ann Marcus

Locksmith

Gordon Remington - Key One Locksmith

Recommended by Bill & Lee Strang

Manicure/Pedicure, Gels & Silks

Victoria at Mauricio Fregoso Salon 795-3384

Recommended by Connie Church

Massage Therapy

Kristin Windoff, LMT, MSW, CYT

520-240-5870

Recommended by Deborah Bowman & Jay Baruch

Ginger Castle - 520-977-9938

Recommended by Gisele Nelson

Painting & Decorative Artist

Mary Howard - 520-991-5336

Recommended by Jean Paine & Marianne Van Zyll

Plumber

Beyond Plumbing -Mike Moyer 409-2549

Recommended by Jo Ann Marcus

Jerry Walker, Walkers Plumbing 888-7337

Recommended by Russ Carden

Remodels & General Construction

H. J. Curtin-Howard Curtin 520-870-1380

Recommended by Jo Ann Marcus

Vasquez Construction-Mike Vasquez 419-1189

Recommended by Rob & Jeanie Girman

Jim & Bob Dennison Home Repairs 323-6843

Recommended by Gisele Nelson

Ted Vasquez 241-9799

Recommended by Bill & Cassandra Ridlinghafer

Ron Landis 743-4892 rlandis55@yahoo.com

Recommended by Nancy Milburn & Ellen Siever

Roofing

Alan Bradley Roofing - 885-3571

Recommended by Jo Ann Marcus

Tile & Stone Mason

Tony Scott- 336-0634

Recommended by John and Ann Berkman

Window Cleaning

Doug & Deb Lockett 584-8419

Recommended by Caryl Daugherty

Treasurer Report

Doug Airulla, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
August 2015

	2015 YTD Actual	2015 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 80,862.50	\$ 81,000.00	\$ 137.50
Interest Income	6.50	10.00	3.50
2015 Title Transfer Fees	2,400.00	800.00	
TOTAL INCOME	\$ 83,269.00	\$ 81,810.00	\$ 141.00
Expenses:			
Administrative:			
Postage/Printing	\$ 583.76	\$ 1,500.00	\$ 916.24
Property Tax/Licenses	\$ 130.05	\$ 200.00	
Professional Services	\$ 1,076.19	\$ 2,000.00	
Insurance		2,000.00	2,000.00
Subtotal	\$ 1,790.00	\$ 5,700.00	\$ 2,916.24
Neighborhood Infrastructure:			
Monthly Maintenance	\$ 4,400.00	\$ 6,600.00	\$ 2,200.00
Maintenance	\$ 997.75	\$ 2,000.00	
Contingencies		3,000.00	3,000.00
Roads & Drainage		1,000.00	1,000.00
Security & Lightbulbs		400.00	400.00
Subtotal	\$ 5,397.75	\$ 13,000.00	\$ 6,600.00
Neighborhood Social Activities:			
Less social expense reimbursement	\$ 608.72	\$ 1,800.00	\$ 1,191.28
Subtotal	\$ 608.72	\$ 1,800.00	\$ 1,191.28
Recreational - Pools:			
Routine Services/Chemicals	\$ 3,421.09	\$ 8,000.00	\$ 4,578.91
Pool Repairs	230.60	13,900.00	13,669.40
Southwest Gas	6,406.73	8,000.00	1,593.27
Tucson Electric	4,870.64	9,000.00	4,129.36
City of Tucson Water	1,296.90	2,000.00	703.10
Housekeeping	1,087.00	1,690.00	603.00
Other (permits/termites/furniture)	235.00	2,500.00	2,265.00
Subtotal	\$ 17,547.96	\$ 45,090.00	\$ 27,542.04
TOTAL EXPENSES	\$ 25,344.43	\$ 65,590.00	40,245.57
Reserve Transfer		\$ 16,200.00	16,200.00
TOTAL EXPENDITURES AND TRANSFER	\$ 25,344.43	\$ 81,790.00	
REMAINING BUDGET			\$ 54,449.56
Net Cash Flow	57,924.57		
Interest Income on Reserve	(6.50)		
Net Cash Flow from Operations	57,918.07		

2015 Checking and Reserve Funds

	Checking	Reserve	Total
Balance less accruals 1/1/2015	4,375.90	29,694.19	34,070.09
2013/2014 Transfer	(4,375.90)	4,375.90	
Total Net Cash Flow	57,918.07	6.50	
Balance 08/31/2015	\$ 57,918.07	\$ 34,076.59	

2015 Board of Directors

Jean Paine — *President*

Carol Sinclair — *Vice President*

Connie Church — *Secretary*

Doug Airulla — *Treasurer*

Bill Strang — *Member at Large*

Pat Wagner — *Landscape & Architecture*

John Trang — *Pools*

Please contact the board via email:
CatalinaPuebloBoard@gmail.com

Board Meeting Agenda November 2, 2015 5:30 @ Jean's

Call to Order

Approval of April minutes

Committee & Officer's Reports

Old Business

New Business

Adjournment

The agenda will be published each month in the Chronicle. Only items on the agenda will receive board action unless there is an emergency. By publishing the agenda in advance, we seek member comment on pending issues. Comment can be sent to our board email address, in writing to the secretary or you may choose to appear at the meeting, space available. To request items to be placed on the agenda, use the same addresses.

The Board may at any time go into executive session to consider legal or other permitted matters.

Upcoming
Meetings - 5:30

December 14 @
Connie's

Our website, www.catalinapueblo.com, has all our Catalina Pueblo information including our CC&Rs, complete Rules, past minutes, past newsletters, plant lists, remodel forms, HOA information and more.

Committees:

Social Committee:

Deborah Bowman, Chair
Need Volunteers!

Lease Implementation Committee

Lee Strang
David Holter
Aldine von Isser
John Trang
Carol Sinclair
Dan Peters
Connie Church

Landscape/Architecture:

Pat Wagner, Chair
JoAnn Marcus
Mark Sammons
Jude Trang

Javelina Express:

Marti Greason
Marianne Van Zyll
Cassandra Wry Ridlinghafer

Light bulbs:

David Holter (March, April, May)
Dick Segerdahl (March, April, May)
Barbara Shulman (June - December)

Pools: John Trang, Chair

Sherri Henderson
Marti Greason
Terry Temple
Jeff Mott

Directory:

Jo Ann Marcus, Updates/Proofing
David Scott Allen, Cover & Photos
Connie Church, Layout & Design

Newsletter:

PuebloRecipes:
David Scott Allen
Garden Gallimaufry:
Mark Sammons
Spotlight on a Neighbor:
Pat Weigand
Editor: Connie Church

Web site: www.catalinapueblo.com
Connie Church

Lease Implementation Committee Connie Church, Secretary

The First Amendment to our CC&Rs restricting the number of rental properties in Catalina Pueblo to 10% or 11 of the 108 Dwelling Units was passed in 2008 by a majority vote of homeowners. By law, Dwelling Units that were currently being rented had to be grandfathered. From 22 rentable units in 2008, that number now stands at 11 – one away from the magic number 10 when a rentable unit slot will open up.

A Lease Implementation Committee was formed in February 2014 to formulate a new “Rule” that would provide a fair method to grant this privilege. After asking for and receiving feedback from the community, the committee has worked for well over a year on this project.

In the *Summer 2015* newsletter, we attached the committee’s proposed Rule 10. Rental of Dwelling Units and asked for community feedback. At the December 2015 board meeting, the board will be voting on this Rule. In the effort to make sure the board is fully informed of the wishes of the community before this vote, we are attaching Rule 10 to this newsletter and again asking for your input.

Sections 10.1 and 10.2 cover the “Variance” from rental restrictions approved in 2011 giving the Board authority to grant a variance for one year in every 5 years. **Sections 10.3, 10.4, 10.5 and 10.6 are the new “Implementation” language.**

Any questions or comments can be addressed to the email address: CatalinaPuebloBoard@gmail.com for distribution to the Lease Implementation Committee and Board of Directors. Or, you may contact any board member or committee member directly. (See lists on page 8)

10. Rental of Dwelling Units [CC&Rs 9.3]. The Board of Directors (the "Board") of the Catalina Pueblo Association (the "Association") is required to enforce the Declaration of Protective Covenants, Conditions and Restrictions for Catalina Pueblo (the "CC&Rs"). In 2008, the Catalina Pueblo owners voted to restrict the number of rental properties in the neighborhood, as reflected in the First Amendment to the CC&Rs, dated January 18, 2008. The Board of Directors has adopted the following rules and procedures for the administration of the Association's rental restrictions:

10.1. Rules and Procedure Regarding Rentals:

10.1.1. Dwelling Units may be leased for a period of not less than 90 days, with prior Board approval as to authorization to rent under Section 9.3 of the CC&Rs, and these rules.

10.1.2. Prior to leasing a Dwelling Unit, an owner shall submit a written application to the Board of Directors, not later than the 20th of the month preceding the Board meeting. The application shall set forth the following information:

- a) term of lease (including beginning and ending dates of tenancy);
- b) names and contact information for adult tenants;
- c) description of tenant's vehicle(s) and license plate number(s).

10.1.3. Lease must be in writing and must include provision(s) that the lessee has been advised of the Association's rules and agrees to abide by such rules.

10.1.4. The tenant may not sublet all or any part of the Dwelling Unit.

10.2. Variance from Rental Restriction: In special circumstances the Board of Directors has the discretion to allow a variance from the limitation that 10% of the Dwelling Units can be rented at any time. The Board will consider granting a variance under the following conditions: The owner asks to lease his/her Dwelling Unit for a period of not less than ninety days and up to one non-renewable year. Such leasing may occur not more than once every five years. A written request to the Board for a variance is required and must include: the intended term of owner's absence, a stated intent to return and occupy the property, the special situation requiring the rental, and the information stated in 10.1.2 above. The date of the variance commences with date of lease.

10.3 Implementation of the Rental Limitation: Article 9.3.5 of the CC&Rs, "Limitation on Number of Leased Dwelling Units," allows a total of 10% of the Dwelling Units (i.e., 11 Dwelling Units) in Catalina Pueblo to be rental units. Each time the number of rentable properties falls below 11, notice will be given to the community that the Board is accepting applications from owners interested in renting their Dwelling Units. In order to grant the greatest number of owners the privilege of leasing their Dwelling Units, while also maintaining the First Amendment's limit on rentals, the application process will be open only to those owners who do not already own a rentable property. Applications will be collected for 30 days, after which time the applying owners will be ranked according to the date of their deed vesting ownership of the Dwelling Unit to be rented, with the earliest going to the top of the

list. Applicants must verify their purchase or inheritance date with a copy of their vesting deed.

The first listed applicant has 30 days after notification of rental eligibility, to decide if he/she can fulfill all requirements of a rentable Dwelling Unit.

If the owner wishes to proceed, he/she has 60 days from notification of rental eligibility to rent the Dwelling Unit for a minimum of 90 days. The tenancy must commence within 275 days from notification of rental eligibility. The owner must furnish the Board the current Arizona Board of Realtors Lease Form detailing the tenancy of the property.

If the owner decides not to proceed, he/she is dropped from the current list of prospective lessors, but may apply again when the number of leased Dwelling Units drops again to 10 or less, and the Board calls for applications.

In the above case, the next qualified applicant will be given 30 days to decide if he/she can fulfill all requirements of a rentable Dwelling Unit.

10.4 Non-Rental Occupancy: A Dwelling Unit may be occupied by non-owners but not considered rented under specific conditions for which the Board may request verification:

When friends use it and the owner receives no compensation.

When occupied by a pet sitter or house sitter hired by the owner.

When used as an even vacation exchange.

When a unit is occupied by a "Qualified Family Member" of the owner, which is defined as:

(1) the owner's natural or adopted child or a descendant of the owner's child;

(2) the owner's parent or an ancestor of the owner's parent;

(3) the owner's stepchild or stepparent.

(4) the owner's child-in-law or parent-in-law.

(5) the owner's natural or adopted sibling.

10.5 Rental Conditions and Enforcement: Any property authorized to be used as a rental must comply with all other rules and covenants of the Association and must be leased by the same leasee for at least one continuous period of not less than ninety days in every twelve months.

Failure of any property owner to comply with the provisions of this Rule 10 may result in the Board permanently revoking, without further notice, the authority of the owner to use the property as a rental/lease property.

10.6 Sunset Clause: A review by the Board of Rule 10. Rental of Homes will be done at least every five years from the time of implementation to ascertain whether there were any adverse or unforeseen consequences resulting from the implementation plan adopted. During the review and possible revision, the current implementation plan would remain in force.