

Cortina HOA

Community Policies

CC&R Violations Enforcement Policy

- First observation of a violation - Letter sent to homeowner
- Second observation of the same violation - 50.00 fine (minimum)
- Each observation of the same violation will also carry fines until the problem is resolved. Fines begin at \$50 and increase by \$25 for each occurrence of the violation until it is resolved.
- RV, Trailers, Boats & other oversized vehicles in violation - \$150 fine

Please call Renaissance if there are circumstances that prevent you from being able to meet the community rules. Please let us help you avoid unnecessary fines by communicating with us.

CC&R Violations Appeal Policy

Association members may appeal fines to the Board of Directors either by letter, delivered to the management company office, or in person at a regularly scheduled executive meeting of the Board. Appeals must be placed on the agenda by contacting the management company within 15 days receipt of the notice of violation. The Board of Directors will then decide to:

1. Grant the appeal and waive the fine.
2. Deny the appeal.

The decision is based on the following:

- Severity of the violation. Health and safety concerns of residents.
- Timeliness of compliance after first becoming aware of the CCR violation.
- History of previous CC&R violations, if any, and the responsiveness of the member in addressing those violations. History of past fines being assessed.
- Other information relevant to this specific case (i.e. information provided by the HOA member or his representative; information provided by others who may be affected, management company personnel, and other verified sources).
- If you are not current in the payment of your assessments and the problem you were fined for is not solved, your appeal will most likely be unsuccessful. Before making an appeal to the board, ensure your assessments are current and the problem is solved.



Together, we can help
keep our community safe

Assessment Collections Policy

15 days after due date

Late Fee Assessed

\$25 charged to account plus \$5 late fee

30 days after due date

Final Notice sent

\$50 charged to account

45 days after due date

Intent To Lien Notice Sent

\$50 charged to account

60 days after due date

Lien Recorded

\$150 charged to account

75 days after due date

Intent to Start Legal Action Notice Sent

\$60 charged to account

115 days after due date

Legal Action

If you have special circumstances affecting your ability to pay your assessments, please contact Renaissance Community Partners to make arrangements. Their goal is to help you meet your financial obligations to the community and help you avoid costly collections costs by working with them.

Cortina Newsletter

2nd Quarter 2016

www.cortinahoa.com

Calendar of Events



Garage Sale
April 9th 7am-1pm

Movie Night
at the Park
April 30th 6pm

Beat the Heat
Water Party
August 6th 11am

CortinaFest
Nov 12th 10 am



Trash Schedules



Every Monday, BOTH the Brown Trash Bin and the Blue Recycle Bins are picked up in Cortina.

Bulk Trash is picked up on the first Wednesday of each month. This pickup must be scheduled with the Town of Queen Creek using the form found here:

www.tfaforms.com/196266

Mailbox Lighting



The Board would like homeowner input at the next meeting regarding lighting for the mailbox clusters in the community. Funds for this project would come out of the Cortina Reserve Fund. Attend the next meeting to voice your opinion about this project.

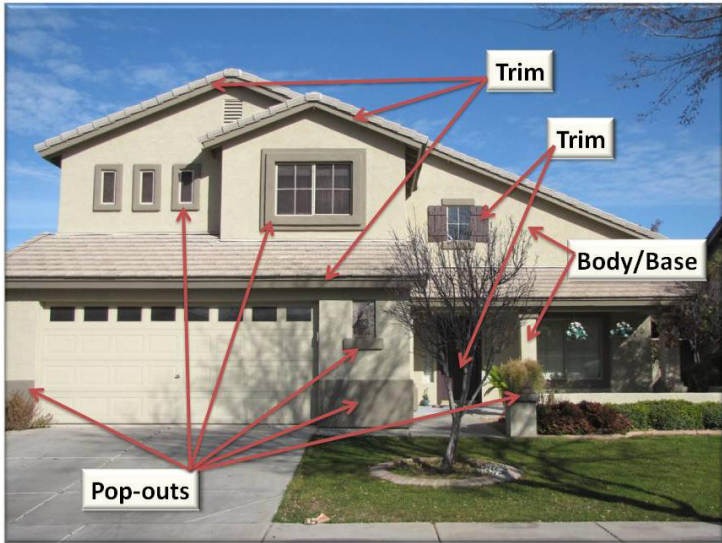
Cortina Garage Sale

Join the neighborhood and clean out your closet- or do a little shopping!

Saturday, April 9th will be our annual garage sale.

We will be putting up ads on Craigslist- but if you would also like to put up ads- especially for big ticket items- then that will help drive even more buyers. We'll tell craigslist users to search "Cortina Garage Sale" so if you put that in your ad then people can easily find you and what you are selling.





Cortina Paint Program

- Save money on paint & supplies, scroll to the bottom
- Obtain automatic approval of colors if you select from the pre-approved choices

Program Explanation

Many homeowners have been frustrated by trying to follow the rules when repainting their house. They have submitted colors to the Association for Architectural Approval and had to wait for weeks to find out if their color choices were accepted. In some cases it has taken months to come up with color combinations that you like, and that are acceptable to the community. Approved paint colors should make the experience easier and less frustrating.

Approved Colors

Your Board of Directors has decided to allow homeowners to paint from the same color pallet used by Fulton during construction.

There are some things you need to know...

1. Only approved/original color schemes may be used in Cortina
2. All painting projects require approval from the Architectural Design Review Committee.
3. Select your paint scheme from those below.
4. You have to use the exact colors from the approved color schemes. You can choose any scheme from any series as long as you use all of the colors in the scheme.
5. Colors that are specifically indicated for the main house colors cannot be used for anything other than the main house color. For example, the trim/door/shutters/iron/garage door colors cannot be used for the main house color but you may use the "shutter" color for the front door or the "trim" color on the fascia.
6. Colors within the scheme you choose may be used in any combination provided that the designated base color be painted the base of the home.
7. These colors are allowed regardless of elevation or model anywhere in Cortina, but will continue to require Architectural Committee approval, prior to painting.
8. Submit the completed "Change Request form" to the management company.

Please note that all painting projects must be submitted to the ARC Committee prior to painting. The requests are still subject to approval, as some combinations may be less complimentary than others with this more loosely restrictive guideline.

The Process: Fax, mail, or email your normal Architectural Change Request form to Renaissance. Requests may be emailed to paint@rcplimited.com.



Splashpad

COMING IN 2016

Join our HOA email list & stay up to date on when the splashpad will open!



Cortina Homeowners Association Board

- Chris Puckett President
- Grace Hart Vice President
- Tyler Hillstead Treasurer
- Joe Schiavone Secretary
- Jeff Jacobsen..... Director
- Curtis Ryan Director
- Katee Woffinden Director

Cortina Property Manager
 Renaissance Community Partners
 480-813-6788
 633 E. Ray Rd. • Suite 122
 Gilbert, AZ 85296

Important Phone Numbers

- Police & Fire 911
- Maricopa County Sheriff
 Non-Emergency
 (602) 876-1011
- Queen Creek Fire Community
 Services
 503-6353
- Town of Queen Creek
 503-6871

The Cortina newsletter is a community publication from the Cortina Homeowners Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788. Cortina Newsletter©2016

Cortina FAQ's

What if I see vandalism or suspicious activity?

- Call the Maricopa Count Sheriff's Office at 911; or the non-emergency number at 602-876-1011.
- If you notice graffiti or vandalism around the neighborhood, contact Renaissance Community Partners at 480-813-6788.

Who do I call about a major water leak or community damage?

- Contact Renaissance Community Partners at 480-813-6788 as soon as possible!

Who do I call when a streetlight is out?

- Contact the Town of Queen Creek at 480-503-6871 or go online and fill out this form:

<http://queencreek.org/i-want-to-/report-an-issue>

How do I pay my Town of Queen Creek Utility Bill?

- To pay your bill, register at the link below and follow the directions to pay your utility bill through the Town website.

www.iwebms.net/queencreek

Next Meeting

April 6, 2016 – 7:30pm

The Cortina Homeowners Association Board meets on the first Wednesday of the month. All meetings are held at Cortina Elementary School, unless otherwise noted. Visit

www.cortinaha.com for more information.

