

# 2025 Cielito Lindo HOA Calendar

## January

- Start of Fiscal Year
- Paint Committee: Estimate for exterior painting. Paint color change requests by Jan. 31<sup>st</sup>
- Management: Quarterly Inspection and Cleaning of Pool Roof Scuppers/Tammy.
- Agenda for Annual meeting notice. (Management & President)

## February

- Annual Meeting 1<sup>st</sup> Wednesday of the month or as negotiated.
- Volunteer request to organize Community Donation Pick-up.
- Community Donation Pick-up.

## March

- Exterior Home Painting started.
- Estimate for tree trimming, as determined by Landscape committee and Board.
- Pool Chair: Reminder for Spa filter cartridges to be cleaned by pool maintenance company.

## April

- BOD Mtg second Monday of the month or as negotiated.
- Pool Chair: Pool temperature changed to 80 degrees: 4/1 to 4/31.
- Management: Quarterly Inspection and Cleaning of Pool Roof Scuppers/Tammy.

## May

- Tree Trimming, as determined by Landscape committee and HOA Board.
- Pool Chair: Pool Heater turned off May 1<sup>st</sup>.
- AZ Corp Commission Report filed by Manager/Tammy.

## June

- BOD Mtg second Monday of the month or as negotiated.
- Common area Pre-Emergent Notices w/ Opt-Out sent by Manager/Tammy
- Pool Chair: Request Pool & Spa Certificates for Santa Cruz County from management company. Expire June 30th every year.
- Pool Chair: Reminder for Spa filter cartridges to be cleaned by pool maintenance company.

## July

- Management: Quarterly Inspection and Cleaning of Pool Roof Scuppers/Tammy.

## August

## September

- Management: Insurance payment due: post copy of policy on website/Tammy.
- Pool Chair: Reminder for Spa filter cartridges to be cleaned by pool maintenance company.
- Progress/Performance Review with Stellar Management.

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- President send request to BOD members and committee chairs for items for budget proposal for next year.

### October

- BOD Mtg second Monday of the month or as negotiated.
- Appoint Nominating Committee Chair for next year (Article V. Sect 5.1)
- Pool Chair: pool temperature changed to 80 degrees: 10/1 to 10/31.
- BOD & Management: Draft Initial Budget for upcoming year.  
See Reserve Study for next year's projects.
- Management: Quarterly Inspection and Cleaning of Pool Roof Scuppers/Tammy.
- Paint Committee: Identify homes to be painted in March of next year. Notify homeowners.

### November

- Pool Chair: Pool Temperature changed to 82 degrees: 11/1 to 3/31.
- Pool Chair: Cover outdoor pipes, water bibs, and backflows for cold weather.  
Covers stored in closet in Community Bldg.
- Management: Common area Pre-Emergent Notices w/ Opt-Out/Tammy.
- Review Reserve Study: Latest Reserve study completed January 2024. Next study possibly 2027-28.

### December

- BOD Mtg second Monday of the month or as negotiated.
- Approve and Post budget for next year on website/BOD & Tammy
- Management: Backflow testing to be completed/Tammy.
- Pool Chair: Reminder for Spa filter cleaning by pool maintenance company.
- Pool Chair: Reminder for Empty Spa, Acid Wash, Refill.
- Paint Committee Chair: Update Painting chart information for website.

Work Sessions for the HOA board are held approximately 2 weeks prior to each HOA Board Meeting. Their purpose is to allow board members and community members to discuss upcoming needs openly without any voting occurring.

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Management company to post copies of the following on the HOA website:

- Certificate of Liability Insurance Policy.
- Approved Budget for the Year.
- Reserve Study when updated.
- This year's calendar and archive calendar from previous year.
- Post dates for next year's Work Sessions and BOD meetings.