

2026 Cielito Lindo HOA Calendar

January

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

February

- Annual Meeting 1st 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 1st.
- 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.

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.