

April 2017

Mirage Heights



For Important HOA Information go to: www.mirageheights.com



Greetings From The Board of Directors



Congratulations to our Elected Officials!

Ron Durner	President
Tess Sufka	Vice President
Tim Taylor	Treasurer/Finance/Budget
Ben Huot	Secretary/Communication
Dean Haagenson	Director

Congratulations to our newly appointed Committees!

Landscaping Committee

Tess Sufka
Heather Nelson
Vicki Orazem
Ann Taylor

Maintenance/Rules & Regulations Architectural Committee

Ron Durner
Dean Haagenson



This past year, several projects required the Board to make many decisions regarding the care of our Mirage Heights Community. A great deal of thought and research has gone into these decisions. This newsletter contains these projects and their updates...



A Few Board Updates And Reminders

Landscaping A renewal project is underway! Erosion repair, rock replacement, and plant/shrub replacement for the dead and unhealthy plant material has begun. The project will take place from March—May of 2017. This much-needed project will definitely freshen up all of our Mirage Heights landscape!



Pool Salt System A new salt cell system will be installed this fall when the weather isn't above 85 degrees and not as many residents are using the pool. First the pool needs to be drained for 3 days in order to repair any chips inside the pool. The Outdoor Creations Company will do the repairs. Then the pool gets refilled with our new salt system. Dates will be posted well in advance of draining the pool.



Pool Deck Repair and Paint At the same time the pool salt system is put in place the Outdoor Creations Company will also repair and paint the entire deck area of the pool and spa.

Pool Solar Heating System The pool solar heating system panels began cracking, leaking, and causing damage to the roofs of unit #207/208. Since the manufacturer won't honor the warranty on the solar system, the board decided to remove the old solar panels, repair the damaged roof, cap-off the current solar system and re-evaluate the energy cost efficiency without the solar heating. Meanwhile the board will evaluate the cost of installing a new system. We will monitor this for a several months. Right now our 2 electric pumps are heating the pool very well.

Our next board meeting takes place October 24, 2017, 10:00 am at the Pool. Hope to see you there!

Walkout Decks Inspected.

Inspection for these decks took place in March and results will be communicated in the near future.



Road Maintenance Update

It looks as though the city will take over the roads in our cul-de-sacs. Paper work fell through the cracks during the original transfer of our HOA deed. So therefore the city didn't really own the roads, we as an entire HOA owned the roads (cul-de-sacs). We are now in the process of transferring the roads to the city. It is wise to do this transfer for liability reasons alone as well as cost of upkeep. You will be getting updates about this process very soon.



Wood Beam Inspection... TJS Contracting will be inspecting the beams.

Flat Roof Repair The Board has approved the repair of all of the flat roofs. They are currently in the process of choosing a vendor. The Solar panels also need to be removed to better assess the repairs needed. More information will be email-blasted out once a company and start date are chosen.



Website Modifications

Over the next few weeks changes will be made to the Mirage Heights website. The objective is to improve and simplify an already great website.

For friendly reminders to keep our property safe and adhere to State laws and our Mirage Heights Condominium rules and regulations, there will be a NEW TAB on the website called :

“REMINDERS”.

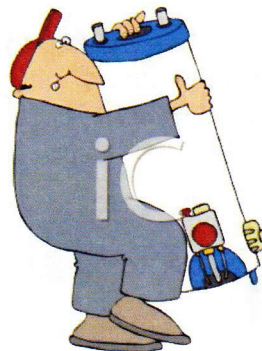
For DETAILED information on the HOA Rules and Regulations as well as The CC&Rs please continue to refer to the EXISTING TAB on the website called :

“HOA DOCUMENTS”

The Members Directory for 2017 will be available in short order on the Mirage Heights website. Once available an email “Blast” to all members will signal its publication.

IMPORTANT NOTE

Please keep an eye on your Hot Water Heaters. Many are 20 + years old.



They are past their prime and may be due to be changed out!