

Cortina Newsletter

4th Quarter 2016

www.cortinahoa.com

Calendar of Events



CortinaFest

November 12th
Starts at Noon

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

Why Does The Board Make So Many Rules?

As board members, we hear this question from homeowners from time to time. The fact is, the “rules” that govern our actions within the Cortina Homeowners Association were established before there were homeowners serving on the board of directors.

Rules, cont'd on page 2



5 Reasons to Paint the Exterior of Your Home This Fall

When you paint the exterior of your home with exterior latex paint, the most durable, toughest, most protective finish is achieved when the weather isn't too hot or too cold, which is why Fall is a great time of year for exterior house painting.

A fresh coat of paint can boost your home's curb appeal and help protect it from the elements.

1 – Your Home's Exterior is Stressed Out

In some ways your home's exterior paint job gets stressed out by the weather. Living in the desert does a number on our paint! The sun can cause paint to fade, and it can diminish the protection which the paint provides for the exterior, due to paint erosion. What happens is that the ultraviolet rays of the sun can break down the exterior

Paint, cont'd on page 4

Rules --- from page 1

At the time of development, Fulton Homes filed Covenants, Conditions, and Restrictions (CC&Rs) and Community Bylaws in an effort to maintain a consistent look and feel throughout their development and establish guidelines that would uphold property values over the long term. The CC&Rs are applicable to all lots, including common areas and open spaces within Cortina. They define the rules for things like home appearance and landscaping, parking, and ownership rights. As a homeowner, you accepted the contractual obligations of the CC&R's by acceptance of the deed to your property. If you do not currently have a copy of the CC&R's we encourage you to visit CortinaHOA.com and download a copy from the Community Documents section.

The board of directors has a fiduciary duty to ensure that the CC&R's are being upheld and that the process for identifying and remedying violations is applied consistently throughout the neighborhood. To do this we employ property managers and inspectors to assist in identifying violations and processing the required notifications to those affected. As homeowners have questions about the rules being applied or if they disagree with a notice they may have received, they have the ability to bring those concerns to the board either privately through the formal appeal process or publicly through open forum at the monthly board meeting. The board then answers these questions by reviewing the language of the CC&Rs and bylaws of the community.

So to answer the question, the board isn't making new rules, they are operating within rules that have existed since the neighborhood was first established. The CC&R's are difficult



For a listing of more events, please visit us online at www.cortinahoa.com/social-calendar.html

if you

- have great ideas for Cortina
- are interested in helping keep Cortina's property values up
- like to get things done
- are low drama and good at working with your neighbors
- love your neighborhood and community & want to help

Then you should join our HOA board or one of our committees!

Cortina continues to be a great community because of homeowners who volunteer. We need your help!

to change. The CC&R's can sometimes be confusing or may seem ambiguous. We want homeowners to know that if you have questions, please join us at monthly board meetings. You can also email questions to info@CortinaHOA.com.



Cortina Homeowners Association Board

Chris Puckett President
 Grace Hart Vice President
 Tyler Hillstead Treasurer
 Joe Schiavone Secretary
 Katee Woffinden Director

Cortina Property Manager
 Renaissance Community Partners
 480-813-6788

****NEW HOURS****

Monday - Thursday 8AM-6PM

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©201

Pay Online Using PayLease

Cortina homeowners paying online via the Association website can now use PayLease. Any Payments made will be applied first to outstanding assessments, next towards late fees, then to collections costs and lastly to CC&R fines. Any payment made before and assessment is due will be applied to any unpaid balance.

Using PayLease has many benefits to residents and the association, including:

- Viewing your account balance before paying
- Making online payments via credit card or electronic check
- Setting up automatic payments for assessments, eliminating potential late fees
- One-time setup and lower handling fees
- PayLease Call Center for support and phone payments
- Viewing PayLease payment history

Here's how to get started:

- Please visit www.cortinahoa.com for instructions on how to register.
- Click on "Payments"
- Once registered, you can process a one- time payment and/or set up an AutoPay

Homeowners with questions about their current balance should contact the management company, Renaissance Community Partners. For questions or support from PayLease can visit <https://payleaseresidents.uservice.com/> or call (866) 729-5327.

Next Meeting

October 5, 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.cortinahoa.com for more information.



Paint

from page 1

paint's binder. As the binder deteriorates, pigment is released in the form of chalk or a powder which can wash away when it rains. Hence the splotchy and faded paint you may see on your house.

2 – Repair is Needed

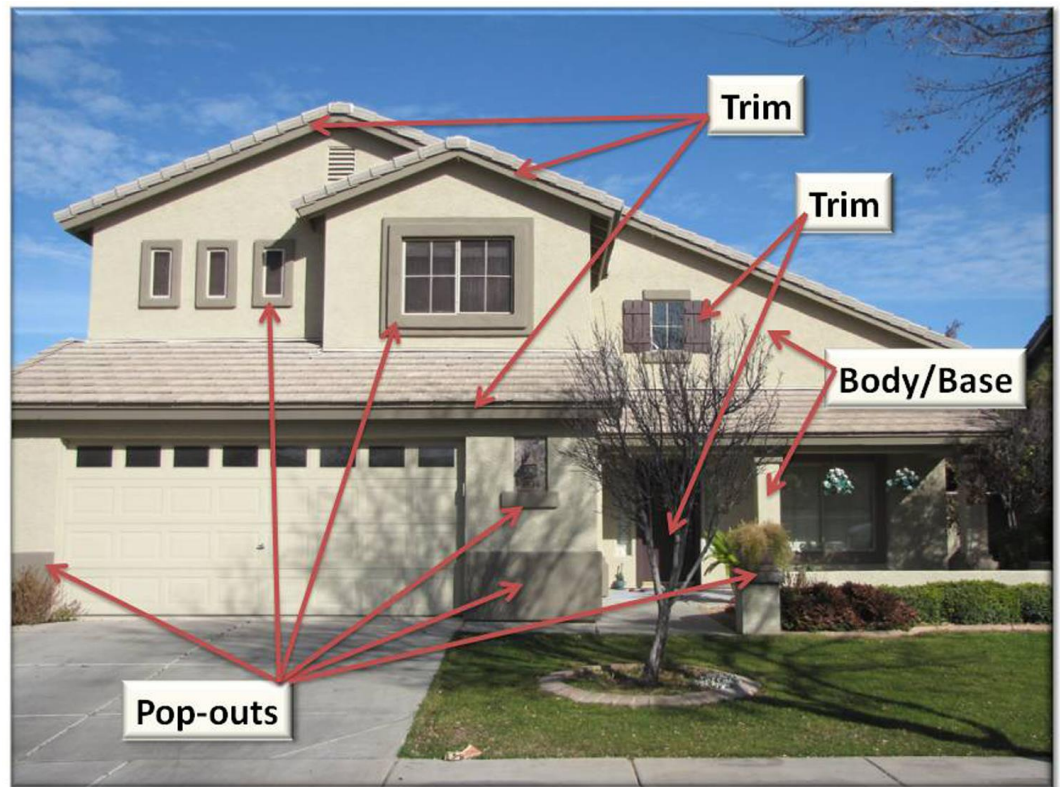
Most homeowners are not aware of the many small things which are going wrong on their home's exterior until they paint it. The prep work that goes into an exterior paint job usually reveals the many areas in need of repair. If the exterior paint on your home is close to the end of its life expectancy, you are taking chances by postponing the new paint job. It doesn't take long for exposed wood to begin rotting. There are other issues you can discover, as well. It's usually much more expensive to replace things than to repair them; so you don't want to wait too long.

3 – Improve Your Home's Curb Appeal

If you are sprucing up your home in order to increase curb appeal for potential buyers, the most effective action you can take is to paint your home's exterior. But even if you aren't selling right now- you still want the overall value of the neighborhood to stay as high as possible for when you do sell. Potential Cortina buyers aren't just looking at the home they are buying- they are looking at the neighborhood too!

4 – Increase the Value of your Home

The best investments are those in which you



Even giving your faded front door, garage door, or trim a fresh coat of paint can have a big impact and ultimately increase your home's value.

invest a lot less than what you get back. Painting your home is one of those kinds of investments. The increase in your home's value is typically much greater than the cost of getting it painted by a professional. Buying a home is probably your biggest investment- so keep that investment as high as possible.

5 – It's Just that Time

Exterior paint has an expiration date. The majority of homes in Cortina have hit that date.

Check out the painting rules and the request forms at cortinahoa.com.