

Graeagle Meadows Homeowners Association (GMHOA)

Community Newsletter – Spring 2025

Dear Graeagle Meadows Homeowners,

The GMHOA Board of Directors is pleased to provide this community newsletter with important updates and information. We invite you to attend our upcoming Board Meeting, scheduled for Wednesday, May 14 at 5:00 PM, where additional details will be shared.

Insurance Requirement: Interior Electrical Panels

During the HOA's insurance policy renewal in late 2024, our insurer and underwriter required that all interior electrical panels be inspected, and any recalled or defective panels replaced by March 31, 2025. Thanks to satisfactory progress, the policy was renewed for one year—with the condition that all replacements be completed prior to the next renewal deadline of March 31, 2026. Below is a summary of the current status:

- 130 of 134 units inspected (97%).
- 54 of 134 units were found to have Sylvania panels (**which must be replaced**). These are primarily located in Units 65–134, excluding Units 89–94.
 - 19 units (35%) have completed their panel replacements.
 - 35 units (65%) still need to complete replacement well in advance of the deadline.
- Units 1–64 were constructed with Bryant panels, which do not require replacement, though upgrading internal breakers to current standards is strongly recommended.

Once replacement is complete, please email photos and copies of invoices to Alma De Arcos, our Portfolio Community Manager with Associa Sierra North (Associa), at adearcos@associasn.com. You may also contact Alma at (775) 334-7414. A special thank you to Darin and Karin O'Kelly for their continued assistance with this important community project.

Community Management Transition to Associa

As previously announced, GMHOA officially transitioned management services from Cline & Associates to Associa as of January 1, 2025. We appreciate your patience during this changeover.

In addition to typical HOA services like dues collection and accounting, Associa provides comprehensive Human Resources and personnel management for community maintenance staff. Homeowners are encouraged to use the TownSq app for dues payments, maintenance requests, community announcements, documents, and more. If you haven't already, please create an account and stay connected via your computer, tablet, or smartphone. Associa's 24-

hour emergency number is 530-616-0843. Please leave a message for call back if the service does not answer.

Meet the Associa Community Maintenance Staff

- Izaiah Prado – Full-time Maintenance Assistant (joined March 2025)
- Marc Terry – Seasonal, part-time Irrigation/Landscape Specialist (returned April 2025)
- Jared Recasens – Contract position for part-time Septic System Operations and Maintenance (continued services in transition)
- Currently Hiring - Maintenance Manager and a Part-Time Landscape Laborer

We will share updates as these positions are filled.

Community Maintenance Projects – 2025

Winter Recap:

Thankfully, the 2024–25 winter season did not bring excessive snowfall, and no significant damage occurred. The maintenance staff kept walkways and roads clear throughout the season.

Landscaping:

To support the Associa community maintenance staff, Avalos Lawn & Landscape will again provide contract landscaping services this year.

- Spring cleanup began April 10 and will include raking/removal of pinecones, needles, sticks, and weeds from fenced yards and common areas.
- Weekly mowing, edging, and blowing of fenced yards, and blowing of all roadways, patios, decks, walkways, and carports will continue weekly throughout the season.

Roof Replacements:

Roof replacement is planned for the following locations:

- Duplexes: Units 19/20, 29/30, 53/54, and 99/100
- Carports: Units 23–25, 26/27, 62–64, 65–68, and 123/126

Contracts are being finalized, and any damaged or rotted wood will be replaced as part of the scope. Affected homeowners will be contacted to coordinate scheduling—ideally outside of peak season use.

Painting Projects:

The HOA has budgeted to repaint various units, carports, and other surfaces in 2025. A final list is being developed, and proposals will be solicited soon.

Associa will notify affected homeowners to:

- Clear carports and nearby areas of firewood, kayaks, furniture, decorations, etc.

- Ensure vehicles are removed from carports during scheduled painting to avoid overspray.

GMHOA Board and Committee Involvement

Would you like to have a greater voice in our community? The GMHOA Board currently has two open positions, and we encourage your participation. Homeowners can also contribute through the following committees:

- Architectural Review
- Operations (Maintenance & Landscape)
- Safety / Firewise
- Rental
- Finance
- Database

Volunteering is a great way to strengthen the community and share your expertise. If you're interested, please contact a Board member or message us via TownSq.

We appreciate your continued support and involvement.

GMHOA Board of Directors
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