



*non-profit corporation organized  
under the laws of Arizona*

SCOTTSDALE COUNCIL OF HOMEOWNERS ASSOCIATIONS  
**SCOHA NEWSLETTER**

IN OUR 39th YEAR

OCTOBER 2013

## **Pavement Maintenance for Homeowners Associations**

Is your community responsible for maintaining its roadways? If so, you know all too well the importance of proper maintenance and the expense associated with that maintenance. SCOHA's October 22 program will give you a practical, hands-on perspective to asphalt maintenance.

Tom McDonald will be SCOHA's guest speaker. He is a graduate of the University of Colorado and a principal of Pavement Maintenance Information Source. He founded the company in order to aid property owners and managers in developing a solid pavement maintenance policy with realistic budgets and proper specifications. He has 46 years of experience in pavement construction and maintenance on the state highway, municipal, consulting and contracting levels. He is trained in the PAVER pavement maintenance program and development of pavement maintenance programs by the US Army Corp of Engineers and American Public Works Association.

We look forward to seeing you on October 22. Please make your reservations as soon as possible, and please note that we must have a reservation to guarantee a lunch and a seat at the meeting.

Call Nancy Fagan at 480-945-7098 by 5:00 p.m. on Friday, October 18 for reservations or e-mail your reservation to [jeanne@ekmarklaw.com](mailto:jeanne@ekmarklaw.com).

### **SCOHA ANNOUNCEMENTS**

#### **FUTURE MEETING DATES AND TOPICS:**

Nov. 19 Litigation Issues

#### **SCOHA's WEB SITE:**

Don't forget to check our web site!

SCOHA's web site address is [www.scottsdalehoa.com](http://www.scottsdalehoa.com).

You can enter the member section by typing hoamember for the password.

**SCOHA  
DATA TO  
REMEMBER:**

**Tuesday,  
Oct.  
22nd  
11:45 a.m.**

**Lakeview Room  
McCormick Ranch Golf  
Club  
7505 McCormick Pkwy**

**\$15.00  
Reservations  
Required**

**Call Nancy Fagan at  
480-945-7098 by  
Friday, October 18**

**480-922-9292**

**[jeanne@ekmarklaw.com](mailto:jeanne@ekmarklaw.com) • [www.scottsdalehoa.com](http://www.scottsdalehoa.com)**

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# Scottsdale's City Manager

## Summary of the September 24, 2013 Meeting

Scottsdale's City Manager, Fritz Behring, was SCOHA's guest speaker.

Mr. Behring began by citing some interesting statistics about Scottsdale:

- It has about 219,700 residents
- It's the sixth largest city in Arizona
- It covers 184.5 square miles
- The largest employer is Scottsdale Healthcare
- It employs approximately 2,100 full-time and 300 part-time workers

Over the course of the past fiscal year, the city approved an operating agreement and funding for the Scottsdale Museum of the West construction. It created [www.choosescottsdale.com](http://www.choosescottsdale.com) website for use by businesses interested in relocating to Scottsdale. The Mustang Library children's area was remodeled, and it acquired 27 heart rate monitors to transmit data to ER doctors to improve heart attack outcomes.

We love the open spaces in Scottsdale, and the city acquired 6,400 acres of land from the State Land Department with help from State Parks grants. It opened Tom's Thumb Trailhead, constructed Brown's Ranch Trailhead and opened 55 miles of trails.

The city added to its alternate fuel fleet by adding four cargo vans and six garbage trucks, and it expanded the facility that treats groundwater and reclaimed water for golf course irrigation.

For transportation, it opened the North Scottsdale Park & Ride at Scottsdale and Thunderbird Roads. It replaced 64 miles of pavement, repaired 35,000 feet of sidewalk and replaced 4,700 worn street signs.

Mr. Behring stated that people want to live in Scottsdale. It has the highest median housing value among the eight biggest cities in the Valley at \$430,500. Forty-seven percent of the general plan

use is devoted to residential, open space is 43%, commercial/employment/office/public use is 7% and mixed use is 3%. The homeowner vacancy rate is 2.4%, and the rental vacancy rate is 7.2%.

Scottsdale's businesses bring in 50,000 people each day to work in the city. In fact, more workers enter Scottsdale than leave it to work in other communities. The city's goal is to attract more employers.

In terms of its economic future, Scottsdale has weathered the recession pretty well. It has a strong employment base and it fared better than most other cities in Arizona. Mr. Behring raised concerns that the city cannot get back into its old habit of spend, spend, spend. He wants the city to use its money wisely so it doesn't have to raise taxes. The city's annual update indicates that it is one of the most cost-effective cities to live in, largely due to the strong business community and tourism industry.

Mr. Behring also stressed the importance of the city reinvesting in its workforce. City employees have received no raises over the past several years, and were given a 2% economic adjustment this past year. In addition, the city needs to pay attention to the rising costs of retirement, health care and utilities.

In the McDowell road area, a very large, high-end apartment/condominium project is going to be built near SkySong, and construction has started on a third building in SkySong. The vacant car dealership areas still present a challenge, mainly because the car companies are still paying the leases on the vacant dealerships. Once the terms of these leases end, the owner will become more motivated to do something with that land. The city hopes to work with that owner to encourage a job provider to come in to that part of McDowell Road.

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Dear SCOHA Members:

It is crucial that all SCOHA members contribute to a legislative action fund in order to protect associations from harmful legislation. We anticipate a difficult challenge again this year at the Arizona legislature and will have no chance of protecting associations and the people who live in them unless we hire a lobbyist. We cannot, however, hire a quality lobbyist without the financial assistance of our membership.

During the past few years, we have seen things change for the worse down at the legislature. Over the years, the legislature has passed new laws pertaining to community associations. We expect similar battles this year.

The bottom line is that we need a lobbyist in order to make sure that any new laws regarding associations are good for associations and the people who live in them. We cannot hire a good lobbyist without a substantial financial commitment from our members. To that end, we are asking that every association make the best possible donation that it can. At a minimum, we are asking for \$1.00 per home from every association. Please make your check payable to SCOHA and mail it to 6720 N. Scottsdale Road, Suite 261, Scottsdale, Arizona 85253.

This is certainly a worthwhile investment when you think of the risks associated with harmful legislation. It is a small price to pay in order to ensure that we have laws that will make our communities better rather than worse.

Thank you for your consideration with respect to this important issue. As always, please do not hesitate to contact me with any questions.

Sincerely,

*Curtis S. Ekmark*

Curtis S. Ekmark

President

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