



YELOA NEWSLETTER

YUMA EAST LOT OWNERS ASSOCIATION, INC.

A HOUSING COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER

JUNE 1, 2024

WHAT'S NEW



Welcome to your first quarterly newsletter. We hope that you will find this new format helpful and that you will enjoy being kept informed on a more frequent basis.

If you would like to see a particular topic in the newsletter, please be sure to let us know. Send us an email at yeloa1@hotmail.com or place your suggestions in the YELOA box outside of our office located inside the Yuma East Country Club (YECC) 11357 E 35th Pl. YECC office hours during the summer are Mon, Tues, Thurs, Fri 10 a.m. to 2 p.m.

This newsletter can also be viewed on our website www.yeloa.org and if you're not an email or computer user you can pick up a paper copy at our YELOA office. The newsletter will be published June 1, September 1, December 1, and March 1.

IN THE SPOTLIGHT



YUMA EAST IS FEDERALLY DESIGNATED AS A HOUSING COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER. At least one occupant of a home must be 55+ years of age and no person under eighteen (18) years of age shall occupy or reside in a residential unit. For rules regarding visitation of persons under 18 years of age, refer to the CC&R's.

The YELOA Board of Directors may permit the following persons to occupy a residential unit even though none of the occupants are fifty-five (55) years of age or older when

1. the surviving spouse or other surviving cohabitant of a deceased resident who was 55 years of age or older at the time of death or
2. a person inherits a residential unit from a resident who is 55 years of age or older at the time of death.

IMPORTANT – PLEASE LET YOUR HEIRS KNOW THIS REQUIREMENT:

Any person requesting permission to occupy a residential unit in these circumstances shall submit a written request to the board of directors and may be granted permission unless the granting of the permission would result in less than eighty (80) percent of the residential units being occupied by one person 55 years of age or older, thus jeopardizing Yuma East's status as housing for persons aged 55 years of age or older.



IN THE FOOTHILLS

Things slow down, traffic and crowds ease up, and YELOA full-timers settle into the lazy days of summer with pride and (fingers crossed) powerful AC units!

Here's the scoop - it's ice cream time! Remember we have a new Baskin-Robbins ice cream shop near Fry's. It's the perfect way to cool down on our hot summer days.

Have you been to the new park on S Frontage Rd next to the library? Take a morning stroll on the walking path and then head to the library to cool down while reading one of the wonderful books found on their shelves. If you've never been in the library, you're missing out – it really is a cool place (and not just because of the AC)!



WHO DOESN'T LOVE DONUTS!
OPEN 4:30 A.M. TO 1 P.M.
MON – SAT / CLOSED SUNDAYS

So close to home for that early-morning donut craving – “Life is grand with a donut in hand”

BOARD MEETING NOTES

During the board meeting session of September 2023 to May 2024 many topics were discussed, decisions made, and items voted on by the board, all for the purpose of making YELOA a great place to live.

Some of the items included were: the driving speed on our YELOA streets and in front of the church school on Mesa Dr, the creation of a new yeloa.org website, the feral cat issue in the community with resolutions presented, various complaints handled by the Architectural Committee and district representatives, the YELOA newsletter transitioned to a new format, documents are accessible at the YELOA office, a Facebook page and availability of receiving emails from YELOA was promoted for better communications, board elections were conducted, successful District Luncheons were held, and plans were presented to lease the area outside of the clubhouse to promote various activities that would be available to YELOA members.

So, your board has been busy, and we encourage you to attend our meetings starting again in September.



Where do I find forms on the website?

At www.yeloa.org, hover over RESIDENTS then click on Resident Information Guide or YELOA Forms & Policies to access the items.

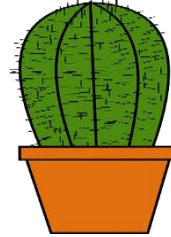
What are the hours of the Yuma East Country Club (YECC) clubhouse when I can access the YELOA office to pick up forms?

During the summer someone is at the front desk Mon, Tues, Thurs and Fri from 10 a.m. to 2 p.m. Of course, if you're a YECC member you have access 24/7!

What are District Representatives?

We often refer to board members as “**District Representatives**”. Board members are elected according to the district they reside in. There are 4 board members per district, and they are responsible for assisting residents in their area with questions and complaint issues.

To find out what district you reside in refer to the map on our website or in the Resident Information Guide (the guide is on the website and can be picked up at our office).



GOOD TO KNOW RESOURCES



HELPING HANDS SENIOR HYDRATION PROGRAM

Now through September 30th - FREE bottled water, nutritional drinks, hydrating drinks, electrolytes, and floor fans available to seniors 60+ in Yuma County, as supplies allow.

FOR MORE INFORMATION CALL 928 305-9974
Helping Hands is located at 11776 S Sheryl Dr.

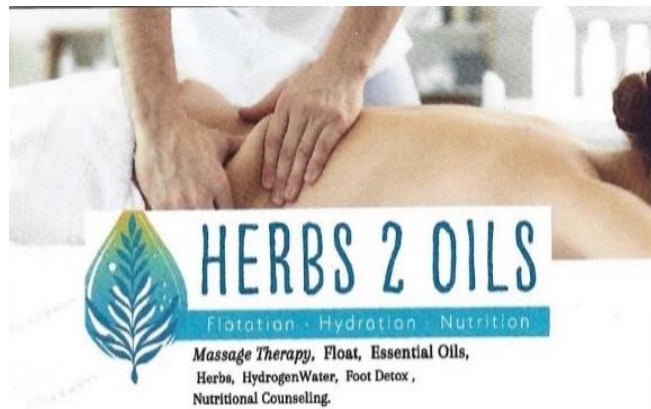


Need a Ride?

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Detox Spa and much more**

ANNOUNCEMENT

The new **RESIDENT INFORMATION GUIDE** is now available on our website. It's chock-full of information to help you navigate living in Yuma East. It is currently on our website and a paper copy is available at the YELOA office located in the YECC clubhouse. Check it out!

YUMA EAST COUNTRY CLUB – not familiar with all the wonderful activities available at the clubhouse? Why not take a tour! Call 928 342-7786, leave a message and you'll receive a call back from one of the friendly YECC folks. You can also visit their website www.yumaeast.cc.com for lots of great information including how to become a member, a calendar chock-full of fun activities and much more.

LAST BUT NOT LEAST..... A Reminder

NEW BUYERS OF PROPERTIES AT YELOA – Important and required documents are delivered to you by YELOA during the escrow process. It is important to read this information as it may answer many of the questions you have regarding life at YELOA. If you didn't receive an envelope of documents from YELOA during escrow, please contact us and we will deliver them to you. We will also deliver documents to any property that may have had a transfer of title outside of escrow.

Mailing Address:

PO Box 25027
Yuma AZ 85367

Office Address:

Inside YECC
11357 E 35th Pl

Phone:

928 305-0197

Email:

yeloa1@hotmail.com

Website:

www.yeloa.org

YELOA BOARD OF DIRECTORS

President:	Ben Welch
Vice President:	Daun Troncin
Secretary:	Julia Salinas
Treasurer:	DeeAnn Mooney
Ruth Berger	Judi Heikens
Leeann Hobson	Janet Malik
Jim Nys	LeEtta Shaffner
Terri Watts	

Join us on Facebook

[Yuma East Residents Forum](#)

[Request to JOIN](#)

**Each property owner in Yuma East is a member of
Yuma East Lot Owners Association, Inc. (YELOA)**

YELOA exists to identify, defend, and maintain the Covenants, Conditions and Restrictions (CC&Rs) pursuant to the Articles of Incorporation. The CC&Rs aid in maintaining the aesthetic value as well as real estate value for the 662 lots of the Yuma East community. The CC&Rs also maintain Yuma East as a federally designated

Housing Community for Persons 55 Years of Age or Older.