

YELOA NEWSLETTER

YUMA EAST LOT OWNERS ASSOCIATION, INC.

A HOUSING COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER

SEPTEMBER 1, 2024



MARK YOUR CALENDAR

Board meetings are held **once a month from September through May at 1pm**

at the Yuma East Country Club (YECC) located at 11357 E 35th Pl.

Following is the schedule for upcoming 2024 meetings:

September 23

October 28

November 25

December 23

The meetings follow an agenda with officer and committee reports and updates for our community. At the end, members are given an opportunity to ask questions and make comments. We would appreciate our association members getting involved, if even at this base level. We are all in this together!

Please plan to join us as your involvement is important in making sure that Yuma East 55+ is the best place to live in Yuma!

**MARK YOUR CALENDAR FOR THE 2025 YELOA ANNUAL MEETING
MONDAY, JANUARY 13TH AT 4PM**

IN THE SPOTLIGHT



YARD MAINTENANCE

Each lot owner shall maintain a neat and uncluttered lot for **twelve months of the year**. County specs regarding yards require weeds 24" and higher to be removed and if a yard has over 25% overgrown weeds, they need to be removed. Please note the area between the fence and street is the lot owner's responsibility and weeds need to be cleared from this area. This is such a beautiful neighborhood; let's keep it that way.

ANNUAL DUES

WE'RE EXCITED! New options are coming for your annual dues! We are working on plans to send your Statement of Account (aka dues invoice) by email, if that is your preferred method of delivery, and you will soon be able to pay online via credit card, debit card and e-check. Keep an eye out for a flyer to be placed in your mailing tube in early November with more information.



IN THE FOOTHILLS

DEL SOL MARKET, FREDDY'S FROZEN CUSTARD & STEAKBURGERS, CAR WASH & CHILI PEPPER RESTAURANT

Things have been cooking in the Foothills this summer – more than just the daily temperatures! Activity is heating up for new services being built as you read this!

Del Sol Market is a work in progress on Foothills Blvd! Are you ready for what Del Sol has to offer? Homemade tortillas, fresh produce, a great meat and cheese counter and more! Everyone is anxiously awaiting the opening of Freddy's, and Chili Pepper will be between 1st Bank Yuma and Dollar General. Dollar Tree will occupy the former 99c store. So, when our winter visitors return things will be flipping like flapjacks in the Foothills!



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”

Become a director on the YELOA Board

Lend your skills and talents to the YELOA Board of Directors.

BOARD OF DIRECTORS



What does a board member do?

YELOA has voting districts A, B, C and D. A property owner can become a director to represent the district they reside in (refer to the map on our website or in the Resident Information Guide which is also on the website or available to pick up at the YELOA office).

A property owner can become a director in 2 ways – by appointment from the existing board if a district vacancy is available and by election of the members of each district on the years when elections are held.

A homeowners association (HOA) board of directors is responsible for the association's operations and ensuring that the community's governing documents are followed. The board's main goals are to protect and increase the HOA's property values and to create a sense of community.



A MESSAGE FROM OUR BOARD PRESIDENT

Members,

There has been a group looking into recreational opportunities that could be available to YELOA members.

One of the ideas that the YELOA Board is considering is investing some of its monetary reserves in a proposed Green Space Recreational Park.

The proposed recreational park would be located on land acquired from YECC adjacent to the Clubhouse.

While no decisions have been made, the Park would allow YELOA to offer such amenities as covered picnic ramadas with grills, gazebos, walking paths, horseshoe pits, putting greens, chipping and driving areas, or a dog park among other options.

If and when constructed, the amenities would be available free of charge to YELOA residents and their accompanied guests. Residents could take a morning walk along a distance-measured walking path, celebrate family occurrences such as birthdays in the great outdoors or improve their golf game.

The Board intends to investigate the feasibility of offering the amenities this fall with the goal of presenting the proposal to members at the 2025 Annual Meeting in January. If you have any additional ideas or comments, please contact your District Representative.

Thank you,

Ben Welch
YELOA President

GOOD TO KNOW RESOURCES

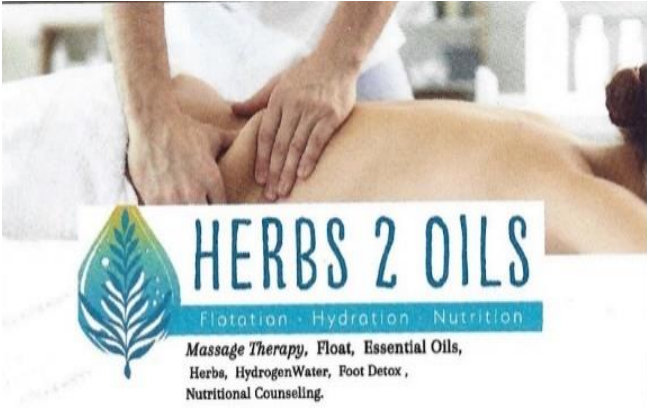


RURAL METRO FIRE A Global Medical Response Solution

Living in an unincorporated community has benefits, such as a lower cost of living and lower property taxes. Part of the property tax collected in a municipality pays for public safety, such as a fire department and police department. In unincorporated communities, there are no such taxes for public safety. **Rural Metro Fire is the provider of emergency fire and medical services in our community.**

By not having Fire Department coverage as a Rural Metro Fire member, homeowners will be charged for any Rural Metro Fire response as a fee-for-service, be it medical or fire emergency. A Rural Metro Fire member pays no additional fees above the annual membership.

Your Rural Metro Fire membership covers a lot more than fire prevention and suppression, including: Response to medical emergencies - Medical aid and rescue services at vehicle crashes - Annual Home Safety Checks. For more information call 928 539-1813 or visit www.ruralmetrofire.com



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Essential Oils, Herbs, Massage, Foot Detox Spa and much more

LAST BUT NOT LEAST..... A Reminder

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.yumaeastcc.com for lots of great information including how to become a member, a calendar chock-full of fun activities and much more.

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.**