
COTTONWOOD CREEK PROPERTY OWNERS, INC.

2025 EXECUTIVE SUMMARY

Overview

During 2025, the Cottonwood Creek Board focused on financial stabilization, infrastructure repairs, covenant enforcement, and improved communication. Significant progress was made in reducing arrears, addressing maintenance needs, and strengthening governance procedures.

Financial Summary

- TRB account balances ranged between **\$120,000–\$160,000** throughout the year.
 - Delinquent accounts were reduced substantially:
 - January arrears: approximately **\$176,000**
 - Mid-year arrears: approximately **\$26,000**
 - Major expenditures included:
 - Clubhouse roof repairs (HOA cost **\$300–\$800** after warranty)
 - Entrance gate motor replacement (**\$3,568**)
 - Golf cart repairs and battery replacements
 - Zero-turn mower purchase (**\$4,500**, offset by sale of old mower)
 - AC repairs and cleaning
 - Landscaping simplification and tree planting
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Property, Maintenance & Infrastructure

- Clubhouse roof repairs completed after warranty review.
- Golf cart fleet underwent maintenance, repairs, and battery replacement.
- Landscaping Committee recommended a shift to drought-tolerant, low-maintenance design and entrance redesign.
- Pool area improvements included canopy replacement and debris-barrier planning.
- Solar lighting options explored for poorly lit areas.

- Safety improvements included sealing exterior doors after a coral snake incident and providing staff with safety vests and cones.
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Governance & Policy

- New written **Complaint Form** adopted and added to Policies & Procedures.
 - Public golf policy established: course open to the public **October–April**, staffed by volunteers.
 - Website updated and simplified; minutes and financials added to Residents-Only section.
 - Multiple foreclosures initiated and progressed throughout the year.
 - Emphasis placed on achieving **66% quorum** for January 2026 meetings.
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Community Issues & Concerns

- Repeated complaints regarding dog waste and dog-related conflicts.
 - Unauthorized construction (notably fences) required enforcement action.
 - Increased road noise reported after Ed Carey resurfacing.
 - Staff requested fewer work interruptions from residents.
 - Parking violations and long-term construction delays raised by members.
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Events & Activities

- Annual golf cart parade, Halloween party, garage sale, Sip & Paint, Medicare information session, and monthly coffees.
 - Staff appreciation gifts coordinated for December.
 - New annual activities calendar created.
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Notable Property Actions

- 144 Maple and 146 Willow saw significant movement (listing, removal of structures, or HOA possession).
- Foreclosures advanced on multiple Fairway and Willow properties.
- Donation of David Fahland's golf cart to the community, with plaque planned.

Year-End Summary

Cottonwood Creek concluded 2025 with:

- Stronger financial footing
 - Reduced arrears and improved collections
 - Updated governance tools and website
 - Stabilized maintenance planning
 - Renewed volunteer engagement
 - A more sustainable landscaping strategy
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