



# The Trails at Scottsdale

## No Increase in Dues in 2021

The Board members of The Trails have voted **not** to increase the annual dues as provided for in the CCR's. The dues will remain at **\$231.00** per year or **\$57.75** quarterly. You can pay the full \$231.00 in January or the quarterly amount of \$57.75, whichever you wish.

### Next Meeting Dates

- January 12, 7:00 p.m.
- **Annual Meeting**—February 9, 7:00 p.m.
- March 19, 7:00 p.m.

The Board meets every second Tuesday of the month. The location for these meetings is currently on Zoom. If any residents wish to attend please notify a Board Member.

### Board members:

Brenda Breit President	480-970-0079
Elizabeth Welch Vice-President	480-990-2868
Dennis DeGutes Treasurer	480-970-4701
Sandy DeGutes Secretary	480-970-4701
Frank Mapes Landscape Chair	480-242-6310
Bob Thayer Historian	480-781-7940
Deborah Blacklock Public Relations Chair	480-998-9612
Jim Nowatzki Architectural Chair	602-499-8088
Bill Hooper Projects/Improvements	480-267-5478

If you have any questions, please call the appropriate Board member listed above.

## Annual Meeting Notification

The Annual Meeting of The Trails HOA will take place on **Tuesday, February 9, 2020 at 7:00 p.m.** on Zoom. If any resident wishes to participate, please call any Board member and we will assist you. Discussion will center on Board member elections and the proposed budget for the 2021 fiscal year. We have three seats up for election, (Sandy DeGutes, Jim Nowatzki and Deborah Blacklock). If anyone is interested in becoming a Board member, please feel free to add your name to the enclosed ballot in the blank line. Please return your ballots by mail no later than February 5th, or give them to any Board member if you cannot attend this meeting. You may also send your vote in by email to: [sandad59@yahoo.com](mailto:sandad59@yahoo.com) and it should include your name, lot number and who you are voting for.



### Thank you Frank Mapes!

**Frank Mapes** has announced his resignation from the HOA Board effective February, 2021. We wish to thank him for his many years of service to the Community. Frank has served on the Board for over 10 years and has been a source of invaluable knowledge and has dedicated his time to making this community the very best. We wish Frank the very best. We are looking for a community member to fill this vacancy so if you are interested, please let any Board member know or write your name on the enclosed ballot under "Other".

# Confused about Loan Forbearance and Deferment?

We hope that your new year is off to a safe and wonderful start. And at the same time, we know times have been really hard for a lot of people. Some cannot pay their mortgage and fear they may lose their home. But, there is good news. Banks are giving people a break, so they don't have to pay their loans every month for a period of time. And of course, there is a catch. By doing this, you are either adding the amount you didn't pay to the total loan amount or will get a balloon payment notice that you owe it all in full by a certain date. These are called forbearances and deferments.

## Forbearance and Deferments

**Forbearance** is when you are temporarily freed from paying your mortgage by the lender. It also could be they let you pay a lower amount than your normal monthly payment. This does not mean you get out of paying those missed payments. It just means you don't have to pay the monthly mortgage for a period of time that you and the bank agree upon. Someone typically requests a forbearance when hardship or severe illness occurs.

**Deferment** means you are postponing the payment of your mortgage. It is a set period of time that you negotiate with your lender not to pay for your interest or principle on your loan.

When someone gets really sick or loses their job, they can negotiate with their bank for a forbearance or deferment on their mortgage payment. Both are typically are on your credit reports. But, there are new stipulations because of the CARES act that say your credit score cannot be negatively impacted if you negotiate a forbearance or deferment with your mortgage lender. The main difference between a forbearance and a deferment is that the amount you owe the bank always increases with a forbearance. When you negotiate a deferment it can be interest-free for certain types of loans, but not always.

## Alternatives to Foreclosure

When the pandemic first hit, a lot of people negotiated a forbearance. But, they did not realize they were going to have to bring all of those payments current at the end of the forbearance period. Now, people are worried they may have to foreclose on their homes because they still cannot afford to pay. But, there are plenty of alternatives besides foreclosure. Here is a list of solutions if you know anyone in this situation...

1. Refinance to take care of those deferred payments after they have made payment arrangements with the lender and have made 3 on-time monthly payments under the plan.
2. If someone has a retirement account, they can borrow from it to bring the payments current. Then they can do a cash-out refinance to pay back their retirement account loan.
3. Most people have equity in their homes right now. So, it is the perfect time to sell and pay off the loan. If you are not sure what to do, feel free to reach out to me to help you sort through your options.

By Alyssa Samuelson, Success Real Estate Group/Apartment Source, Fellow Trails Neighbor [602-622-0488](tel:602-622-0488), [Alyssa@SouthScottsdaleHomes.com](mailto:Alyssa@SouthScottsdaleHomes.com), [www.SouthScottsdaleHomes.com](http://www.SouthScottsdaleHomes.com)

## Warnings and Reminders!

- ◆ **Warning!!** Our mailman Cecil has warned us that people are rifling mailboxes looking for anything like cash and gift cards. Please take care when putting your mail in your box for pickup. For safety, consider a locking box.
- ◆ Please do **NOT** set out bulk items until one week before the Monday of pickup week. It must be secure while curbside. Setting it out early is against City Codes. You can contact the City for pickup dates.
- ◆ The areas between walls and the sidewalks are the responsibility of the homeowner. Please keep bushes trimmed and the area raked.
- ◆ Please backwash your pools in the designated sewer cleanouts instead of the common area/street.

## New Trails at Scottsdale Web Page!

Board Member Bill Hooper has been working very hard at putting together a new web page dedicated to The Trails at Scottsdale. If you have any questions, need information or contacts, please refer to this web page for possible answers. The address is: <https://thetrailsatscottsdale.org>