

Bell West

Ranch

Newsletter - December 2024 / January 2025

The next meeting will be a special meeting on February, 2025, at 6:30 p.m. on Zoom to count the votes from the Parking Enforcement Vote. See page two for more info. Be sure to look for updates, newsletters and more info at <https://wearevision.com/bwr>

A Festive Thank You!

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We want to thank everyone who brightened our neighborhood with their festive holiday displays this season. A special shoutout goes to the three households whose spectacular decorations earned them the top spots in our annual decoration contest:

17601 N 168th

16843 N 169th

17054 W Bradford

Congratulations to our winners for spreading holiday cheer in such a dazzling way!

We also extend our gratitude to the amazing volunteers who decorated the monument signs throughout the neighborhood, adding a touch of festive spirit for all to enjoy. Thank you for your hard work and creativity!

Little Libraries

The Little Libraries have been a tremendous success, spreading joy and fostering a love of reading throughout our neighborhood. These special spots are about more than just books—they're about building community, sparking imaginations, and creating meaningful connections.

Knowing that these books have brought smiles, inspired creativity, and provided comfort to our neighbors warms our hearts. Let's keep the magic alive!

If you have books you've enjoyed, consider donating them to the Little Libraries. Every book has the power to brighten someone's day, spark an idea, or offer a moment of peace. Together, we can keep the shelves full and the joy flowing!

Street Parking Vote in February

Keep an eye out for your ballot regarding the upcoming street parking vote. You have multiple options to cast your vote. See details on Page 2



Parking Vote

Upcoming Street Parking Vote – Make Your Voice Heard

In February, homeowners will have the opportunity to decide on whether our HOA will retain its authority over public street parking within our community. This important decision will help shape how our neighborhood is managed in the future. In the next week. Online voting details, along with meeting information, will be available on our website:

<https://wearevision.com/bwr>

Why Are We Voting?

In April, Arizona passed House Bill 2298, which prohibits HOAs from regulating parking on public streets if their rules were established in 2015 or later. However, communities with parking rules predating December 31, 2014—like ours—are allowed to vote to retain these rules. This vote will determine whether the HOA continues enforcing street parking regulations outlined in our Covenants, Conditions, and Restrictions (CC&Rs).

Voting Details

You have multiple ways to cast your vote. Please note: One vote per household and only homeowners may participate.

1. Online Voting: You will receive voting instructions by mail. In the instructions will be your individual voting code. Once you have your voting code, visit <https://wearevision.com/evoting/bwr> to vote.
2. In-Person Voting: Votes can be cast during the online meeting on February 25, 2025, from 6:30 p.m. to 6:45 p.m. Meeting details are available at wearevision.com/bwr.
3. Absentee Ballot: If you cannot vote online or in person, request a mail-in ballot from Vision Community Management (contact details below). Completed ballots must be received by February 24, 2025, at 12:00 p.m.

Vote Counting and Results: All votes will be counted during the meeting on February 25, 2025, starting at 6:45 p.m., with results announced shortly after.

What's Needed for the Vote to Count?

For the vote to be valid:

- At least 10% of homeowners must participate to establish quorum.
- A majority of participating homeowners must vote in favor of retaining the HOA's authority.
- If the vote passes, the HOA will maintain its authority to enforce street parking regulations as outlined in the CC&Rs.
- If quorum is not met or the vote does not pass by June 30, 2025, the HOA will lose its authority over public street parking, and enforcement will permanently transfer to the City of Surprise.

What Are Your Options?

1. Voting to Continue HOA Regulation

The HOA will retain its authority to enforce parking and roadway rules as outlined in the CC&Rs, including:

- Restrictions on parking motor homes, trailers, and commercial vehicles.
- Rules governing the temporary placement of basketball hoops, garbage containers, and other items in the streets.
- This option may appeal to homeowners who value consistent neighborhood appearance and HOA management of parking concerns.

2. Voting Against HOA Regulation

The HOA will no longer have the authority to enforce parking and roadway rules as outlined in the CC&Rs which means:

- Regulation of public streets will transfer to the jurisdiction of city ordinances and the Surprise Police Department.
- Homeowners will rely on city resources to address issues such as illegally parked vehicles or blocked roadways.
- This option may appeal to homeowners seeking greater flexibility in parking and street use near their homes.

Important Note: Under current law, this decision cannot be revisited in the future, so it's crucial to carefully consider your vote.

If you have any questions or need additional information, please reach out to bellwestranch@wearevision.com. Your participation is vital for our community's future—don't miss this opportunity to make your voice heard!

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