



Jul - Aug 2025 Newsletter

Greetings

The Association held its bi-monthly Board Meeting on Jul 09, 2025 and the following are a few of the topics that were discussed.

Rental Policy

The Board approved the Association's Rental Policy at the meeting and this new policy is now in effect. As mentioned in the previous newsletter, in addition to better defining the long term rental policy within the community, the policy will clearly define what is considered a short-term rental. Along with the Association's Declaration, this policy will prohibit any home from being established and used as a short-term rental. Any notice of violation sent will be considered a special assessment that will follow the enforcement schedule for "Failure to Report Rental Properties."

Home and Wall/Fence Inspection

The special inspection to look at the condition of the home exterior and condition of the property walls and fences is now in progress. We hope to complete the inspection of all 634 homes by the end of October 2025. As mentioned in the previous newsletters, the notice sent to homeowners will not follow the standard 14-day enforcement policy. Homeowners will be given a 30-day period to contact the Association to discuss the repairs needed and to establish a repair timeline with each homeowner. Please keep in mind that some homes may only require a small area touch up or repairs. Homes or walls needing major repair or whole house painting will be given sufficient time to plan and budget for repair. The Association inspectors will be using the EVHOA Paint and Repair Assessment Guidelines as reference. This guideline can be found on the Vision Community Management website homepage for the Association

On-Street Vehicle Enforcement

The results of the special vote to continue on-street vehicle enforcement held in May 2025 have been notarized and filed with the County Recorder's Office. In accordance with Arizona Revised Statute §33-1818 b., the Association will continue to enforce on-street vehicle parking on private and public streets within the community. As mentioned in previous newsletters, it is the desire of the Board to get away from sending violation letters to homeowners based solely on how close the vehicle is parked to their house. The Association Rules and Regulations were updated to include the new on-street parking policy and the policy is currently under review. The new rules are a significant departure from the standard policy now in place. In short, if the Association cannot identify the owner of the vehicle a notice of tow within 72 hours will be placed on the vehicle. We hope to have the new policy in effect by the end of August 2025. Until the new policy is finalized, the existing policy will still be in effect.

Landscaping Contractor

Genesis Landscape Solutions has started the removal of around a dozen trees throughout the community that are either dead, diseased, dying, or causing damage to adjacent walls. In addition, Genesis began the trimming and thinning of 40 trees throughout the community for overgrowth. The Association will continue this tree service care for the remaining 400 plus trees on an annual basis by identifying the 40-50 trees most in need each year. If you see a tree that you believe needs significant trimming or thinning, please contact the Association so we can work those into Genesis' schedule.

Community Pool Service and Repairs

The Board increased the number of visits to empty trash and to clean the restroom areas to twice per week on Fridays and Mondays. As a reminder glass containers and alcohol are not allowed anywhere within the pool or pool deck area. We ask members to refrain from bringing these items into the pool area. Later this year the Community pool will go through significant repairs to replace the interior surface of the pool. This work may cause the pool to be closed for two months. Since this work cannot be done during high outdoor temperatures we are planning to complete the work during the winter months. We have received repair bids from three separate companies and are reviewing each bid.

Pool Cameras and Shading

The Board discussed adding several cameras and shading to cover to the pool deck areas. The vote to approve the cameras and shading was postponed until the September 2025 meeting pending additional information and costs from vendors.

Architectural Guidelines and Association Rules and Regulations

Both the Architectural Guidelines and the Rules and Regulations have been updated and are under review. We hope to have both in effect and distributed by mid-August.

Thank you all once again. The next Bi-Monthly Board Meeting will be September 10, 2025.

Your Board of Directors

Victor Pattarozzi; Khari Collins; Molly McClain; Andrea Holmes; Deanna Taliaferro