



May - June 2026 Newsletter

Greetings

The Association held its bimonthly Board Meeting on May 13, 2026 and its Annual Members Meeting on May 20, 2026. The following are a few of the topics that were discussed at each meeting.

TOPICS DISCUSSED AT BOTH MEETINGS

Changes to Executive Meetings

The Members were briefed on a recent Arizona Court of Appeals ruling concerning Executive Meetings held in closed sessions. The ruling stated that Associations can continue to hold discussions in a closed executive meeting however, any vote or decision concerning what was discussed must be held in an open meeting session. The Association must provide enough detail to the members on the subject of what will be discussed in closed session without releasing any personal or protected information. Any protected personal information discussed in a closed meeting will not be discussed in an open meeting. The Association is working with its Management and Attorney partners to develop a framework and policy on how the Executive Meetings will now be conducted.

Community Wall Repair and Painting Update

Members received an update on the community-wide wall repair and painting project that is planned to begin this year. The Association has now received bid submissions from four different contractors. Within the next two months the Board will meet individually with the four contractors to review the scope and complexity of the entire project before making a selection. Due to the late bid submission from the last contractor, the Association is now expecting to begin the project sometime in late August to late September timeframe. The Monument at the corner of Yuma Road and Goodyear Blvd will not be part of this project since it will undergo repairs and painting prior to beginning the community wide project.

The painting of lower retention walls was discussed as a special topic of concern. These lower retention walls extend from the end of the six-foot high perimeter walls and are located throughout the Community. They are about two-feet high, topped with decorative blocks, and end with a decorative-block pillar that is topped with a pyramid-shaped capstone. The issue is that some homeowners have painted, or want to paint, these lower retention walls to match their home's body or trim colors. Within the Declaration under §5.7 (e) the interior or exterior side of any wall or fence that is visible from any street located within or adjacent to the Property (Public Yard) may not be modified from the condition originally constructed by the builder. When the community-wide project begins the interior and exterior side of these lower retention walls will be painted to match the exterior color of the perimeter walls. Homeowners are cautioned not to repaint these lower retention walls, whether on the interior or exterior side of the wall, to match their home's color scheme. Any repair or repainting of these walls that the Association needs to undertake will be charged to the lot owner.

Vehicle Parking Policy and Enforcement

A progress update to the results of the 2025 Annual Members Meeting vote for the continuation of on-street parking enforcement was provided. During last year's vote, seventy-five percent of those responding voted in favor of continuing the regulation and enforcement for on-street parking. The results of the vote was filed with the Maricopa County Recorder's Office on June 5, 2025 in accordance with the provisions of A.R.S 33-1818 B. (1). Based on the results of the vote and feedback from members, the new Association Rules and Regulations were created. Updates to the Enforcement Policy for on-street parking enforcement were made and those changes are now in effect. A new policy concerning the Association's Towing Enforcement rules has been approved by the Association's legal counsel and is available for review.

The Association will continue to issue notices to lot owners whose vehicles, or their guest's vehicles, are parked in violation of the Declaration restrictions or the Association's Rules and Regulations. To help minimize, and preferably eliminate, the need to send these notices to the nearest home owner the Association is encouraging all lot owners to register their vehicles, and their tenants' vehicles, with the Management contractor. In the event the homeowner receives one of these notices because the Association could not identify the owner of the vehicle, the homeowner(s) should respond to inform the Association whether or not the vehicle belongs to a member of the homeowner's household or to a guest.

There is a self-registration form available on Vision Community Management's (VCM) website for Estrella Vista under "eForms" for lot owners and tenants to register their vehicles, if they already haven't registered. In addition, there is a form for lot owners, property managers, or tenants to request a temporary variance (pass) for the on-street parking of vehicles. The contractor is developing a way for the requestor to print these variances or passes for display from the vehicle's dash. These on-street parking variances are short-term only and no permanent variance or pass will be issued or granted. In addition to self-registration, the Association will be contracting through its legal counsel to conduct a background check of any vehicle whose license plate does not appear in the registration data base. The cost of this background check (approximately \$60) will be charged to the lot owner in addition to any fees, penalties, or certified mailing costs.

Concerning the enforcement of parking on public streets, the Association has met with and is now partnering with the City of Goodyear (COG) to report any violations of City Ordinances for enforcement action. The COG Police Department has been responding to requests for violations of City Ordinances concerning parking within 20 feet of an intersection or roadway junction/bend, parking within 15 feet of a fire hydrant, and vehicles that appear inoperable or abandoned. Vehicles on private streets may be towed immediately, without further notice, if they block fire lanes, hydrants, or driveways, obstruct emergency access or traffic, pose a safety hazard, or are parked in spaces reserved for the Association or other designated purposes by a towing company under written agreement with the Association. Please refer to the Declaration's Article I Definitions and Article VIII Use Restrictions, the Association Rules and Regulations, and the Association Vehicle Towing Policy for further information.

Members were also briefed there are a number of Commercial Vehicles being parked in the street or driveway that do not appear to be vehicles that are exempt from parking enforcement under A.R.S. 33-1809. In summation, A.R.S. 33-1809 exempts vehicles from a public safety agency (police, fire, ambulance) or a public service corporation regulated by the Arizona Corporation Commission (ACC), federal energy regulatory commission, or municipal utility that is required for emergency deployment for repair of natural gas, electrical, telecommunications (local phone service) or water infrastructure. Residents who drive a private company vehicle not regulated by the aforementioned agencies must adhere to the Association's parking restrictions. The Declaration allows the Association to permit the parking of certain types of commercial vehicles not regulated by A.R.S 33-1809 in the garage or the lot's recreational vehicle (RV) parking area only, but not in the street or driveway. The main exception is that a commercial "pick-up" truck of three-quarters (3/4) ton or less capacity, without a camper or shell, or work equipment (not to include toolboxes) in the bed will be treated as a family vehicle and may be parked in the driveway, garage, or RV parking area. The term "pick-up" truck applies only to those vehicles that have a truck bed (aka cargo bed or pickup box) and does not include utility trucks, box trucks, flatbed trucks, tow rigs, chassis cabs, dump trucks, or any other configuration other than a pick-up. The Association inspectors will be monitoring and documenting this issue more closely. Please refer to A.R.S 33-1809, Declaration's Article I Definitions and Article VIII Use Restrictions, and the Association Rules and Regulations for further information.

OPEN BOARD MEETING

A concern was brought to the Board's attention about members in the neighborhood who may be harboring a large number of cats or even encouraging stray or feral cats to congregate on their lot. The Board was told these animals have begun to congregate in or around the neighboring lots and property. The Board was also informed of damages some of the cats have caused by straying onto a neighbor's property. Members should be aware that harboring a large number of animals or encouraging any free roaming animal, such as cats, doves, pigeons, or rodents of any species, to congregate in or around a property lot could fall under the restrictions of the Declaration's §8.7 and be viewed as creating an annoyance or nuisance to neighbors or the Community. This could subject the member to possible fines or charges and could make the member responsible for any damages these animals may cause to neighboring property. The Association does not encourage nor recommend any member feed or care for any free roaming animal that would likely cause an annoyance or nuisance to neighbors or neighboring properties (an exception could be made for hummingbird or other small bird feeders). It would be up to the Board to determine what a reasonable number of cats or other household pets would be if it is discovered that a large number of animals reside at the member's property. As a reminder for all members, if direct dialogue between neighboring members does not resolve the issue,

please submit your concerns or complaints to Management or the Board. We appreciate this being brought to our attention.

ANNUAL MEMBERS MEETING

Flags

A concern was brought to the Member's attention about flags being flown that appear torn, ripped, frayed or could otherwise be considered unserviceable. While we appreciate and encourage all members to display any one of the authorized flags of their choosing, we ask those members to take the time to ensure that any flag displayed is done so properly and with dignity. Please refer to USC 4 Ch1, PL 105-225, and/or the Association's Rules and Regulations for proper flag display.

Palm Trees along Lower Buckeye Blvd

A concern was brought to the Board's attention to see if the trimming schedule for the Association's palm trees along the South side of Lower Buckeye Parkway could be done at the same time as the COG trimming schedule for the city's palm trees along the North side of Lower Buckeye Parkway. Aligning the schedules is viewed as enhancing the Community's appearance in the Estrella Parkway / Lower Buckeye Parkway area. Management is currently coordinating between the Association's landscape contractors and the COG to get those trimming schedules better aligned at or near the same time. We appreciate this being brought to our attention.

Short Term Rentals and Bed & Breakfasts

A concern was brought to the Board's attention about homes in the neighborhood being used as short-term rentals (STR) or as a Bed & Breakfast (B&B). Members should know that any form of a short-term rental less than 30-days in length is prohibited by the Declaration and the Association's Rental Policy. Any home owner who is using their property as either a STR or B&B is in violation of the Association's Declaration and Rental Policy and is subject to a special schedule of monetary penalties as outlined in the Association's Enforcement Policy. The Board and Management will be assessing how many homes in the Community are being used in either capacity and will take the necessary actions to cease these types of rentals within the Community.

Results of the 2026 Election

There were two Board seats up for election this year. Andrea Holmes with 56 votes will serve for a two-year term and Deanna Taliaferro with 55 votes will serve for a one-year term. We wish to thank both Andrea and Deanna for volunteering and their willingness to serve as a Board Director for our Association.

Thank you all once again. The next scheduled Open Board Meeting will be July 15, 2026 at 7:00pm. We look forward to seeing everyone again at the next Annual Members Meeting on May 19, 2027 at 7:00 pm.

Your Board of Directors

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