



Jan – Feb 2025 Newsletter

Greetings

The Board held its bi-monthly meeting on January 8, 2025 and the following are a few of the topics that were discussed.

Budget for 2025

The last newsletter had a typographical error that stated dues for 2025 would result in an increase of \$8.00 per quarter (\$24.00/year). The correct amount for the yearly increase at \$8.00 per quarter will be \$32.00 per year.

Landscaping Contractor

Genesis Landscape Solutions began the new landscaping service as of January 1, 2025. They have divided the community into four major areas and will spend three days per week (Wed – Fri) in each area. As recommended by the Board, Genesis will initially concentrate on removing dead or dying vegetation, primarily most yucca plants. In most cases this vegetation will not be replaced. If any homeowner notices any trees, bushes, or other vegetation that may need attention, please let the Association know through Vision Community Management so we can pass that information on to Genesis.

Bulk Trash and Debris in the Common Areas

There were several bulk-trash violations sent out by mistake in early January. If you received a violation issued between January 4 and January 8, 2025 you may contact the Association to ensure the violation has been removed from your account. As mentioned in the last newsletter, we are still noticing trash accumulating in the Common Areas from what appears to be loose items being scattered during the weekly trash pickup. The landscapers agreed to remove the trash they come upon only while they are

in the area being serviced each week. Attempting to find another contractor to pick up trash in the remaining areas each week for a reasonable cost is difficult. We may need to consider forming a clean-up committee or team to patrol the common areas once or twice per month on a volunteer basis. In the meantime, we ask all homeowners to bag their trash before placing in the containers to help keep loose items from scattering throughout the neighborhood. If any loose trash or debris from the homeowner's container is on the street or sidewalks after pickup, it is the homeowner's responsibility to clean up that trash or debris.

On-Street Vehicle Enforcement Vote

All homeowners will be receiving a letter and instructions from Goodman Law Group in the next few weeks detailing the reason for and the process to follow to cast your vote for continuing on-street vehicle parking enforcement within the community. We're hoping everything will be ready for the vote to take place sometime in February 2025. Hopefully, the results will be provided at the March 2025 Board Meeting. If the outcome of the voting favors continuation, the Association will have a new policy to follow for enforcement. It is the desire of the Board to get away from sending violation letters to homeowners based solely on how close the parked vehicle is to their house. There will be more to come on this subject. As mentioned previously, until the results of the voting are known the existing policy will still be in effect.

Abandoned or Inoperable Vehicles

The Association has contracted with H&M Towing to provide the towing service for the community. The Association and the tow company will focus primarily on inoperable or abandoned vehicles on the street and in the driveways. Notification will be provided in the form of a notice placed on the vehicles. Any costs associated with the removal of the vehicle will be charged to the homeowner. Vehicles parked in violation of the Declaration's and Association's overnight policy will continue to receive standard violation notices in the mail.

Home and Wall/Fence Inspection

The Association will begin a special inspection to look at the condition of the home exterior and condition of the property walls and fences before the summer. The notices sent to homeowners will not follow the standard 14-day enforcement policy. Any home or wall deemed needing repair or painting will be given sufficient time to plan and budget for repair. The Association will coordinate a repair timeline with each homeowner. 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. Of particular interest is the discoloration and bleaching of the exterior walls facing public roadways. It appears that most of the wall discoloration is caused by water leaching through the concrete blocks. We ask homeowners to ensure their backyard sprinklers are adjusted away from the backyard walls to minimize this type of discoloration and efflorescence.

Pool Security Cameras

The Association is looking into installing security cameras around the pool area. Recently, the Association needed to call the Goodyear Police to remove what appeared to be a homeless individual

sleeping in the male restroom. If installed the cameras will only face the public areas and will not be installed in any private or restroom areas. There will be more information coming concerning this topic.

Collection Policy

The Board made the decision to change the Collection Policy that has been in place, in one form or another, for the last 20 plus years. Under the current policy when an account becomes 45 days late, the collection process is automatically activated. Under the new policy, the Board will determine when to begin the collection process on a case-by-case basis. A late fee for all delinquent accounts will still be assessed for any account with a past due of 15 days. The current policy is under revision.

Thank you all once again. We look forward to seeing you at the March 2025 Bi-Monthly Board Meeting.

Your Board of Directors

Victor Pattarozzi; Khari Collins; Molly McClain; Andrea Holmes