



January – February 2026 Newsletter

Greetings

The Association held its bimonthly Board Meeting on January 14, 2026 and the following are a few of the topics that were discussed.

Genesis Landscaping Tree Trimming

Genesis will soon begin the initial phase of the Community-wide tree pruning project for this year. There are 35 trees scheduled to be trimmed back over the next few weeks with an additional 8 trees planned for removal for being in a state of decay. The pruning and trimming will continue throughout the year (except July – September) until all 400 plus trees in the Community receive their initial pruning and can then get placed on an annual or biennial trimming schedule.

Short-Term Rental Enforcement

As mentioned in previous newsletters, the Association will continue enforcing the prohibition of short-term rentals under the Declaration and Association Rental Policy that was signed into effect in July 2025. This policy establishes the time period restriction and definition of what constitutes a non-transient lease as per the Declaration. A copy of the policy is available for review on the Vision Community Management website for the Estrella Vista HOA.

Front Yard Tree Requirement

The Board revisited the discussion held at the September 2025 Open Meeting whereby the Board discussed at length the Declaration's §5.5 requirement that all lots must incorporate at least one tree in the front yard, depending on the front yard size. After some discussion the Board voted in favor of continuing to enforce the Declaration as required. An exemption or waiver may be granted, if justified, on a case-by case basis where planting a tree would be impractical for homes with small front yards.

Over the next several months there should be over 100 homes in the Community that will receive a notice informing the homeowner of the need to incorporate a tree of a non-deciduous variety into their Public Yard landscaping. If you receive one of these notices, we ask that you contact Vision Management for details on how to submit an architectural application or waiver request.

Commercial Vehicle Parking

Over the last several months there has been an increase in the number of Commercial or Recreational (C/R) Vehicles being parked either on the street or in the driveways on a daily basis. As a reminder the Declaration's § 8.23 specifically prohibits the parking of these C/R vehicles on the street or driveways unless they are being parked on a Nonrecurring and Temporary basis. Last year the Board provided instructions in the Association's Rules and Regulations on how to obtain approval to park certain C/R vehicles in the garage or in the lot's Recreational Vehicle Parking Area and how to obtain a temporary approval to park a C/R vehicle on the street or driveway. Please be aware that no permanent waiver will be approved or granted for parking C/R vehicles on the street or in the driveway as per the restrictions of the Declaration. The inspectors will make this a priority inspection item to look for during their inspection visits. A copy of the policy mentioned above is available for review on the Vision Community Management website for the Estrella Vista HOA.

Community Wall Repair and Painting

The Board is currently waiting for several bid submissions before beginning the Community wide project of repainting the exterior walls this year. In the meantime, the Board was shown several examples of exterior walls that are in a serious state of disrepair. In one example, the exterior of the lower layer of blocks are crumbling and has gaping holes with the inner rebar supports completely rusted away. As mentioned in previous newsletters, the repair and maintenance of the lot walls is primarily the responsibility of the Lot Owner according to the Declaration's § 5.7(c). Before any painting can begin these walls will need to be repaired or the source for the damage corrected. Lot owners will receive a notice of their lot's wall condition if repairs are deemed necessary.

Community Mailboxes

The Association was made aware of several mailboxes throughout the Community that have been recently damaged. The Association, through Vision Community Management, is working with the US Postal Service to have those boxes repaired. If anyone is aware of how these damages occurred, please let Vision Community Management know so that we may take the appropriate legal action.

Community Pool Service and Repairs

The resurfacing repairs to the Community pool are now complete and the pool is back open. As a reminder there is no glass or alcohol allowed in the pool or pool area. If using the pool late at night please we ask all members to be respectful of neighboring households by keeping all noise down.

New Association Bank

The transition to the new bank is now complete. If you are still having issues accessing the new bank's portals, please reach out to Vision Community Management for assistance.

Thank you all once again. The next scheduled Open Board Meeting will be March 11, 2025 at 7:00pm.

Your Board of Directors

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