



July - August 2026 Newsletter

Greetings

The Association held its bimonthly Board Meeting on July 8, 2026 and the following are a few of the topics that were discussed.

Executive Meeting Decisions

As required by a recent Arizona Court of Appeals ruling requiring Boards to hold their votes in an open session for topics discussed during Executive Meetings, the Board voted on five requests submitted for Board review. The Board disapproved three of these requests, approved one, and modified the approval of one. Details allowed to be shared of the issues submitted for Board review can be found for the July 2026 Open Meeting located on the Vison Community Management Frontsteps website under Community Records - Documents. Please be aware that any protected personal information discussed in the closed session will not be disclosed. This will be the legal process the Association must continue to follow unless changed by Arizona statutes.

Community Wall Repair and Painting Update

The Community Wall painting project has been approved and will begin as soon as the weather permits. Currently, we are expecting the project to begin before early October 2026. The initial project will be accomplished in four phases and is expected to be completed by early 2027. The Association will concentrate the first four phases on the main exterior perimeter walls for the Community. The color selected for the main perimeter walls will be the same color chosen to paint the perimeter walls along W. Ballpark Village Blvd in 2025.

As mentioned earlier in the last newsletter, the interior and exterior side of the lower retention walls will be painted to match the exterior color of the main perimeter walls. These lower retention walls extend from the end of the six-foot high perimeter walls and are located throughout the Community.

They are typically about two-feet high and end with a decorative-block pillar that is topped with a pyramid-shaped capstone. Following the Declaration's requirement 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 also be painted to match the color of the exterior perimeter walls. The Association will be reaching out to all home owners whose lot walls are in disrepair to coordinate any repair action the home owner must complete before the sealing and painting of their lot's wall begins.

The planned progression will be as follows:

- Phase 1: (as soon as the weather clears) S. Estrella Pkwy beginning at W. Ballpark Village Blvd and moving north to W. Goodyear Blvd S. This phase will include the Association's perimeter walls along W. Lower Buckeye Pkwy.
- Phase 2: (TBD) W. Goodyear Blvd S. beginning at S. Estrella Pkwy moving west to S. 157th Ave, then north to W. Yuma Rd.
- Phase 3: (TBD) W. Yuma Rd beginning at S. Goodyear Blvd W. and moving west along W. Yuma Rd.
- Phase 4: (TBD) S. 157th Ave beginning at W/S Goodyear Blvd S/W and moving south to W. Apache St. This phase will include the perimeter back wall for homes along W. Durango St. that are within the elementary school's fencing.

After these first four phases are completed the Association's will assess and evaluate the need to begin a follow-on project to repair, seal, and paint the street-facing side and back walls of the Community's interior lots. These walls are/were typically left unpainted by the builder.

Commercial Vehicle Parking Policy and Enforcement

Over the last few months there has been an increase in the number of commercial vehicles being parked on the street or in the lot's driveways. As mentioned in the last newsletter, the Declaration specifically prohibits the parking of Commercial vehicles in the street or driveway unless the vehicle and owner/operator are covered under the exemption rules of A.R.S. 33-1809.

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.

Many of the newly observed Commercial Vehicles parked in the street or driveway do not appear to be vehicles that are exempt from parking enforcement under A.R.S. 33-1809. In order to ensure the Association is complying with the restrictions of the Declaration and exemption rules of A.R.S. 33-1809, each lot owner with a commercial vehicle will be required to submit a letter if they are seeking an exemption under A.R.S. 33-1809. The letter must contain the following information:

1. A letter on company letterhead signed by the employee's supervisor or manager

2. Justification stating the company is a public service corporation regulated by the Arizona Corporation Commission (ACC), the federal energy regulatory commission, or a municipal utility (must identify the municipality) NOTE: The statement here only references commercial vehicles exempt under A.R.S.33-1809 §A.1. Public safety agency vehicles referenced under A.R.S. 33-1809 §A.2, such as police, fire or ambulatory vehicles, are readily identifiable and will not need an exemption letter.

3. Statement identifying which of the following types of emergency work the employee is required to be available for to perform repair or maintenance on - natural gas, electrical, telecommunications (telephone only since the ACC only regulates telephone services) or water infrastructure.

After receiving a satisfactory response, a parking exemption will be issued for each vehicle covered under A.R.S.33-1809 §A.1. The exemption notification may be in the form of a tag or decal of some sort that will be determined at a later date. Lot owners should be aware that the parking exemption under A.R.S.33-1809 does not include violating the parking ordinances of the City of Goodyear (e.g. parking within 15 feet of a fire hydrant, parking within 20 feet of an intersection, parking in opposite direction of travel, etc.).

The Association inspectors will continue to monitor and document this issue more closely. Please refer to A.R.S 33-1809, the Declaration's Article I Definitions and Article VIII Use Restrictions, and the Association Rules and Regulations for further information.

Vehicle On-Street Parking Policy and Enforcement

The Association has reached out to a private security company to assist with monitoring and documenting repeat offences to the Association's on-street parking policy. This company, if approved, will enhance Vision Community Management's (VCM) effort to identify and notify the appropriate lot owner whose vehicle(s), or their guest's vehicles, are in violation of the parking restrictions. As mentioned in previous newsletters, the goal of this enhanced monitoring is to help minimize, and preferably eliminate, the need to send these notices to the nearest home owner based solely on where the vehicle is parked.

For those vehicles parked on public streets, the Association enforcement efforts are limited by statutes to notifying and assessing a fine for each violation. However, these fines can quickly get very costly for repeat offenders with fines totaling up to \$200 per month, plus whatever mailing, vehicle research checks, or other legal fees and penalties are associated with the fines. In addition, the Association will continue to partner with the City of Goodyear (COG) to report any violations of City Ordinances for enforcement action. The COG Police Department has already responded to requests for violations of City Ordinances concerning parking within 20 feet of an intersection and vehicles that appear inoperable or abandoned.

As a reminder, 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.

Community Pool

The Association installed an audible alarm on the entrance gate that will sound if the gate is propped open for an extended time. This safety enhancement is intended to discourage the pool gate from being propped open and to encourage the gate to remain closed after each use. Keeping the gate securely closed helps maintain a safer environment for all residents and guests while supporting compliance with community safety standards.

Once the system is activated, if the pool gate is left open for more than a couple of minutes, you may hear an audible alarm. Should you hear the alarm, we kindly ask that you ensure the gate is fully closed. This simple step will help eliminate the continuous alarm noise and, more importantly, promote the safety and security of our community amenities.

New Community Manager

It is with a great deal of sadness that we'll be saying goodbye to our current Community Manager, Marlen Rasmussen, on Friday, August 21, 2026. Marlen has been our Community Manager since early 2025 and for those who were unaware, Marlen is actually one of the four Directors of Community Association Management for Vision – meaning that within her area of responsibility she trains and supervises multiple Community Managers and oversees the management of multiple communities. Since she took over as direct lead of our Association Management role she has been an immeasurable resource and a wealth of knowledge in community management.

Under her guidance and leadership the Association was able to successfully navigate all obstacles associated with hiring a new landscape contractor, establishing a first ever Community-wide tree pruning and maintenance schedule for over 450 trees; hiring a contractor to recoat and recondition the Community Pool surface; establishing an enhanced Community pool cleaning schedule and installing safety equipment; initiating the first Community-wide paint and repair house inspection; overseeing the writing, documentation, update, and implementation of nine Association policies that had been mostly word-of-mouth for 20 years; overseeing the completion of the Association's first ever Reserve Study; enhancing the Association Budget planning processes; establishing an on-demand agreement with a local towing company to assist in removing abandoned or broken down vehicles within the community; creating a partnership for the Association with the City of Goodyear Code Enforcement Office and Police Department to assist in parking enforcement; refurbishing park, pool and playground equipment for less than a quarter the cost of purchasing new; completing a yearlong assessment, study, and final contract negotiations to begin a much anticipated Community wall painting and repair project. These are just a sampling of the indescribable effort and phenomenal work Marlen has given our Community.

Most of these projects and efforts were stuck in discussion for years – with the wall paint project being in discussions for nearly 10 years. Without Marlen's industry knowledge, drive, unbridled energy, and leadership, most of these would probably still be stuck in meeting discussions. While the word of Marlen's departure is bittersweet, we wish her all the best in her new career and for her and family.

Our new Community Manager will be Alex DeRario and comes to us with years of experience as a Community Manager. We look forward to working with Alex in the future and meeting him at the next Open Board meeting on September 9, 2026.

Thank you all once again. The next scheduled Open Board Meeting will be September 9, 2026 at 7:00pm. The Board will hold a second Open Meeting on September 16, 2026 at 6:00pm to discuss and approve the 2027 budget.

We look forward to seeing everyone again at the next Open Meeting.

Your Board of Directors

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

Total Number of Violations Issued Jan - Aug 2026		
Type	Description	Totals
Architectural Control	Unapproved changes to property	4
Home Exterior	Broken gate slat	2
Home Exterior	Flag Etiquette	6
Home Exterior	Garage door in disrepair	1
Home Exterior	Gate in disrepair	5
Home Exterior	Holiday decorations	17
Home Exterior	House needs to be painted	10
Home Exterior	Items in view	53
Home Exterior	Oil stains	5
Home Exterior	Portable basketball hoop	5
Home Exterior	Screens in disrepair	1
Home Exterior	Signs	1
Home Exterior	Window coverings in disrepair	3
Nuisance	Nuisance	2
Plants/Landscaping	Dead bush	12
Plants/Landscaping	Dead lawn	7
Plants/Landscaping	Dead palm fronds	16
Plants/Landscaping	Dead plant material	2
Plants/Landscaping	Dead tree	5
Plants/Landscaping	Grass in landscape gravel	1
Plants/Landscaping	Incomplete landscaping	2
Plants/Landscaping	Landscape debris	2
Plants/Landscaping	Overall landscape maintenance	4
Plants/Landscaping	Overgrown plant	4
Plants/Landscaping	Overgrown tree	11
Plants/Landscaping	Plant or tree encroachment	2
Plants/Landscaping	Weeds in grass	7
Plants/Landscaping	Weeds in landscape gravel	63
Trash	Bulk Trash in view	4
Trash	Recycle container in view	39
Trash	Trash container in view	59
Use	Short term rental	6
Vehicles	Commercial vehicle	5
Vehicles	Inoperable vehicle	8
Vehicles	Overnight parking	142
Vehicles	RV parked in view	2
Vehicles	Trailer parked in view	6
Vehicles	Vehicle parking	8
Totals - Jan-Aug 2026	-	532