



May – Jun 2025 Newsletter

Greetings

The Association held its Annual Members Meeting on May 14, 2025 and the following are a few of the topics that were discussed.

Members Attendance and Board Member Election

For this year's Annual Members Meeting we had 106 total members submit a vote for the candidate for the single seat Board member position. This number equates to approximately seventeen percent of the total membership and allowed us to conduct the meeting by exceeding the minimum quorum threshold of ten percent. Four members joined the meeting via Zoom.

Deanna Taliaferro received all 106 "Yes" votes submitted and was the only member to submit an application for the open position. We welcome Deanna to the Board and look forward to working together for the Association.

On-Street Vehicle Enforcement Vote

Of the 106 total votes submitted, 79 members voted in favor of continuing the on-street parking enforcement with 27 members voting against the continuation. Although only seventeen percent of the total membership submitted their vote, approximately 75 percent of the votes cast were in favor of continuation. The Association is working with Management and Legal to get the results signed, notarized, and filed with the County Recorder's Office before June 30, 2025.

Since the outcome of the voting favors continuation, the Association will be developing a new policy to follow for on-street parking enforcement. 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. However, until the new policy is finalized, the existing policy will still be in effect. There will be more to come on this subject.

Association Manager

The Association Community Manager, Paul Rodriguez, will be on extended leave for several months. In the interim, Marlen (pronounced Marlene) Rasmussen will be filling in for Paul as the Community Manager. Kendra Bertrand will still be assigned as the Senior Assistant Community Manager.

Home and Wall/Fence Inspection

Since the Community Manager will be on extended leave, the special inspection to look at the condition of the home exterior and condition of the property walls and fences is being delayed. The inspection was planned to end by June 1, 2025, but may now be pushed back until August 2025. As mentioned in the previous newsletters, 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.

Short-Term Rentals

The Association's legal advisor completed the draft of the Association's Rental Policy. In addition to more clearly defining the long term rental policy within the community, the policy will more clearly define what is considered a short-term rental. As mentioned in the previous newsletter, after more than a year of hearing input and concerns from homeowners and seeking legal advice from multiple law offices, the Board unanimously voted to hire Godman Law Group to draft and write the Association's Rental Policy concerning the prohibition of short-term rentals within the community according to the Association's Declaration. Until the Association Enforcement Policy is updated to reflect short-term rentals, any notice sent will be considered a special assessment that will follow the schedule for "Failure to Report Rental Properties."

Landscaping Contractor

Genesis Landscape Solutions appears to be doing a better and more thorough job of keeping up with the Association's landscaping needs. Since they took over the landscaping responsibilities, the Board has not received a single complaint concerning their work. Over the next few months Genesis will be trimming back the palm trees along Lower Buckeye Blvd and removing around a dozen trees throughout the community that are either dead, diseased, dying, or causing damage to adjacent walls. Some of these trees will be replaced with like trees.

Unapproved Modifications, Changes, and Additions

The Association has seen an increase in the number of unapproved modifications, changes, or additions to lots and properties. Normally the Association will send out two or three notices per year for unapproved changes or additions. However, this year alone the Association sent out at least 10 notices for unapproved changes or additions in the first four months. We ask all members to review Section 7.1

of the Declaration and the Architectural Design Guidelines before making any changes or additions to their homes or properties.

Thank you all once again. We look forward to seeing you at the July 9, 2025 Bi-Monthly Board Meeting.

Your Board of Directors

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