

Shoot The Breeze

Winter 2025



PREMIERE AT DESERT BREEZE HOA

Property Management Information

Mail all correspondence to:

Premiere at Desert Breeze HOA

C/o Vision Community Management, LLC

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Who to Call



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ANNUAL MEETING

Our Annual Meeting was held on October 9, 2024 at 6pm at the Palo Verde Pavillion in Desert Breeze Park. We'd like to thank all the members who attended and participated.

Accomplishments and projects completed over the past year were discussed. It was a great opportunity for neighbors to share. One of the primary issues addressed was the election of the Board of Directors. Your new BOD is made up of Fred Santesteban, John Farmer, and Eddie Laco. We would like to thank Bobbi Black for her service on the board over the past year.

Your Community Newsletter

REGULAR BOD MEETINGS

Our most recent BOD Meeting was held January 8, 2024, via Zoom. One of the issues addressed was the election of BOD Officers. Your BOD Officers for the next year are: Fred Santesteban, President; John Farmer, Vice-President; and Eddie Laco, Secretary/Treasurer.

The BOD also began the process of soliciting bids for our annual tree trimming and association insurance renewal. We are also investigating the possibility of raising the wall at the north end of Stanley, to deter neighborhood kids using it as a short cut and causing damage.

Our regular BOD Meetings are generally scheduled Quarterly, on the second Wednesday of the month. The meetings are scheduled on Zoom, with the Agenda and meeting packets posted on our website and emailed to members who have provided an email address. This is your opportunity to be involved in the discussions that lead to the decisions on issues facing your Association.

PARKING ISSUES

As mentioned in the last Newsletter, one of the most common violations reported throughout the neighborhood are parking violations. Residents are NOT allowed to park their vehicles on Association private streets overnight or for an extended period of time. The only exceptions to this regulation are Stanley, north of Joshua and Joshua Blvd. itself. Members must insure their vehicles are not parked on the street overnight, and member landlords are responsible for sharing the rules with tenants. Owners are personally responsible for any violations of the tenants.

If vehicles are being parked overnight in your part of the neighborhood, please snap a picture of the vehicle, showing the license plate, attach the address of the violation and send it to our Vision Property Manager. There are several common parking areas available, should they be needed. Please remember these parking areas are for the entire community and not to be used for long term parking of multiple vehicles or storage of inoperable vehicles.

PETS

Every year we see an increased number of pets in our neighborhood. With increased pet ownership, comes not only the responsibility for the care of the pets but being aware, and complying with municipal and county statutes and association CC&R's. Our CC&R, 3.15, specifically addresses pets allowed in our neighborhood and the owners responsibility for those pets, including responsibility of said pets not becoming a nuisance to their neighbors. An example might be, dogs barking over a long period of time. In addition to community rules, there are municipal and county statutes forbidding pets being allowed to run freely off your property or be walked unleashed.

Another increasing pet nuisance issue, (and legal violation) is allowing pets to defecate on a neighbor's property or association common areas, and not cleaning up after your pet.

PLEASE PICK UP AFTER YOUR PETS!!!

There are also an increased number of cats roaming the neighborhood during the night. In most cases, these are not feral cats, but pets that are not confined to the owners homes or property. This is not only a nuisance and health issue, but these animals are in danger from coyotes and birds of prey we have in our neighborhood.

POTENTIAL COMMON AREA GRASS REMOVAL

As you are all aware, we have a number of common areas in our neighborhood that are currently landscaped with grass. Since watering this grass is a significant budget item for our association, the possibility of converting some of these areas to crushed gravel has been brought up. We know that some of these areas are well used as play areas for residents and their children. Others may possibly be converted to gravel without causing any inconvenience for our residents. In fact, Board Member Eddie Laco has already spoken to residents who support the Conversion of the Grass area West of Stanley and North of Joshua. One of our homeowner members has contacted the City of Chandler and found that limited program funding for changes of this nature, are available through the City. Should we decide to make any changes, this member is willing to be our liaison and point person with the City. We are asking our members to please weigh in on this issue and share your thoughts about this potential conversion. We ask you to be specific about which common areas you're referring to. Please provide your feedback to a Board Member or to the community email address:
DesertBreeze@WeAreVision.com.

HOME MAINTENANCE ISSUES

There are a couple of home maintenance issues that residents might want to consider addressing before spring.

Termites are always a concern for homeowners in our area. Homeowners may inspect the area in and around your home looking for the small dirt tunnels typical of termite activity. Many pest control companies may offer free inspections. It's important to eradicate termites as early as possible before they cause serious damage to your home.

This is also a good time to consider using pre-emergents to prevent the weed growth that will typically start in the next couple of months. There are a number of good products available to residents.

Another tip from authorities is to place a lock on your electrical breaker box.

HOLIDAY DECORATIONS/ ARCHITECTURAL CONTROL

Holiday decorations are always a pleasant seasonal addition to our neighborhood. It is important to keep in mind these decorations are seasonal and should be displayed in a timely manner. While we have no CC&R's specific to the time frames for displaying these decorations, we have always used common sense guidelines. These guidelines have always considered it appropriate to put up decorations no earlier than a month before the holiday (Halloween, Thanksgiving and Christmas for example), then removing them no later than one month after the holiday. This includes, but is not limited to, physical decorations, inflatables, projected images, and strings of lights. In the past, failure to comply with these guidelines have resulted in letters of concern and violations.

As a reminder, the addition of, or change to anything on your property visible from any part of the development must be approved by the Architectural Control Committee prior to being placed, installed or changed. This includes strings of light on the exterior of homes or play equipment or devices in back yards visible from outside the property. We are always looking for volunteers to serve on the Architectural Control Committee. If you are interested in serving please contact a Board Member or our Property Manager.

CRIME AND NEIGHBORHOOD SAFETY

We all want to live in a safe, clean and well maintained neighborhood. Accordingly, there are two issues that we cannot reiterate often enough that must be continually addressed.

SPEEDING. Please keep in mind that the maximum speed limit in a residential community area is 25 MPH, but speed must be appropriate to existing conditions. In our neighborhood, with children playing, residents riding bicycles and pedestrian traffic on our short, narrow streets, a reasonable speed would be considerably less than the maximum allowed.

VANDALISM AND TRESSPASSING. Since we are close to neighborhood schools, there will always be increased foot traffic. Over time, we all get to know the routine people and their patterns in our part of our neighborhood. If you see people behaving suspiciously, walking through an area of the neighborhood, not on the street or sidewalk, or people actively vandalizing or damaging property, please call 911. Be prepared to describe the people involved including physical characteristics, their clothing (including footwear) and any vehicles that may be involved. Chandler PD says, "If you see something, say something!" They also advise, "Never put yourself in an unsafe situation"

STREET CLEANING

We just want to remind everyone that one of the services your HOA provides through Contract with a private vendor is bi-monthly Street Sweeping. Services are provided the 1st and 3rd Tuesday of every month