

SHOOT THE BREEZE

Your Community Newsletter

Winter 2026

Premiere at Desert Breeze HOA

Property Management Information:

Mail all correspondence to:

Premiere at Desert Breeze HOA
c/o Vision Community Management, LLC
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

Who to Call

Community Manager:

Brittany Wells
Office Phone: 480-759-4945
E-Mail: desertbreeze@wearevision.com

BOARD OF DIRECTOR MEETINGS

Our most recent Monthly BOD Meeting was held January 14, 2026, via Zoom. Open Meetings of your Board are scheduled quarterly, on the second Wednesday of the months of January, April, July, and the Annual Meeting in October. The meetings are scheduled on Zoom with 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.

HOLIDAY DECORATIONS AND DISPLAYS

We encourage/appreciate your holiday decorations and remind you that displays must be confined to your property with lighting and sound levels that do not disturb neighbors. Per existing Guidelines, Christmas decorations are permitted from Thanksgiving through January 15th. As decorations for other holidays become more frequent, the BOD will discuss and adopt additional guidelines during the next open board meeting.

EXTERNAL LIGHTING

Any outdoor lighting installed on a lot or dwelling subsequent to initial lighting installed by the builder, other than temporary Holiday displays, must receive advance approval by the Architectural Committee. Additionally, permanent lighting sources shall not be directed toward streets, neighboring property, or common areas. This includes lighting installed on or under eves of houses, yards, patios, and bushes or trees on the property. **These are same standards that apply to any visible changes to your home or property.**

We are always seeking volunteers to serve on the Architectural Committee. If you are interested, please contact Brittany Wells at Vision.

HOA WATER CONERVATION AND GRASS REMOVAL PROJECTS

After the 2024 Annual Meeting, our Association began looking into reducing operating costs. At that time our water bills exceeded \$10K/year and were identified as a potential starting point for savings. HOA member Terri Skladany stepped up and volunteered to explore available resources to cut this expense. The City of Chandler offered three programs which allowed us to track water use and decrease spending. Reducing water use just became more critical for our HOA, and for us as residents, when the City of Chandler just announced **a 15% increase in water rates!**

First, we installed a tracking program to assess common area water use. We identified unexplained spikes from one or more of our water meters. This program and tracking is done at no charge to the Association and is a valuable tool in measuring our progress. Second, we worked with Water Conservation experts at the City of Chandler and our landscaper to assess the tools available to stop leaks and stuck valves, which were wasting water. Recognizing that our irrigation infrastructure is well over 30 years old, we knew that savings were available if the breaks were quickly addressed. We installed technology that will shut down the system and notify the landscaper if leaks or stuck valves are identified. The technology is pre-programmed seasonally and is adjusted if common areas are dry, if there is standing water, or if we receive rain. This technology also allows our landscaper to trouble shoot the issue remotely. Chandler paid 50% of the cost of the technology. Since late October when the technology was installed, we have seen reduced water usage. Finally, we were grandfathered into Chandler's grass removal project which pays for 25% of the total project costs and an additional \$3 per square foot of "nonfunctional grass" up to a maximum of \$75,000. Chandler requires us to replace the grass with low water use plants (Xeriscape) and expects the conversion to save about 50% in our outdoor water use in the areas we convert. All areas of common area grass will be converted except the areas around the tennis court and the West Laredo Loop. You should see the landscaper beginning work on the grass removal once the weather warms and the grass greens and starts to grow. Once the grass is killed, installation of the new plants, granite, and irrigation should take about two weeks. The Board believes these steps will reduce our water use, beautify our neighborhoods, and save limited HOA funds. We expect to recoup the HOA expenditures in under five years and are grateful to the City of Chandler for their partnership, expertise, and funding.

RESIDENTIAL WATER CONSERVATION REBATES AVAILABLE

Grass to Xeriscape Rebate

The City of Chandler's Grass to Xeriscape rebate will reimburse \$2 per square foot of living grass removed, up to \$3,000. There must be at least 500 SF of grass removed to qualify. If the grass removal area is less than 500 SF, all grass on the property must be removed in order to qualify. Eligibility only applies to properties replacing living grass with low-water-use plants.

There is a questionnaire to see if your landscape conversion project qualifies! Please note you may not qualify if your conversion plans include installing pavers, hardscaping, artificial turf or a pool. The rebate program incentivizes replacing living grass with low-water using, drought tolerant plants (Xeriscape) - therefore creating a permanent reduction in water use.

Smart Irrigation Controller Rebate

Chandler's Water Conservation is able to offer a rebate for 50% of the purchase price (pretax) for WaterSense approved weather based smart controllers and any attachments that improves its accuracy such as an onsite weather station or soil moisture sensor (attachments must be submitted with smart controller application to be eligible).

For more information and specific requirements, contact Nina Fawcett <Nina.Fawcett@chandleraz.gov>

PARKING ISSUES

As mentioned in several previous Newsletters, 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 overnight and member landlords are responsible for sharing the rules with tenants, as they 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 storage of multiple vehicles or parking of inoperable vehicles. Vehicles with expired license plates or obviously inoperable are subject to towing.

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 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 constantly 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!!**

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.

Reclaiming the water draining from your A/C condensate drain also removes a "termite magnet" and can be used for other landscape watering.

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

CRIME AND NEIGHBORHOOD SAFETY

We all want to live in a safe, clean and well maintained neighborhood. Accordingly, there are 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 TRESPASSING. Since we are close to neighborhood schools, there will always be heavy 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"