

Rovey Farm Estates

<https://www.visioncommunitymanagement.com/>

RoveyFarmEstates@wearevision.com



Who do you call for...

<u>Police</u>	<u>HOA</u>	<u>City of Glendale</u>
623-930-3000	480-759-4945	623-930-2000
• Homeless in common areas • Suspicious activity and/or people • Speeding in community • Break-ins (share as much information as possible- pictures etc.) • Fireworks	• Weeds • Common area landscaping concerns or damage • Damage to fences • Fountains • Paint colors • Broken sprinkler on common property • Gated roads, lights or gate issue • Bees, gophers and other creatures	• Trash not picked up • Bulk Trash schedule • Water issues • Garbage can replacement • Sycamore Park • Splash pad • Noise • Road or sidewalk issues • Cars parked in areas that block safe passage.

Mail boxes:

It has come to the attention of the Board that many of our cluster USPS mailboxes are being used to buy/sell/advertise goods and services. Per the United States Postal Service: **United States Postal Service Collection boxes are the property of the Postal Service. You are not allowed to affix anything to them, including flyers, signs about missing items or animals, and advertisements.** All signs and posted papers will be removed in order to be in compliance with this regulation.

Glendale Bulk Trash Pick-up Rules

After Bulk Trash pickup please sweep/pick up any items that the city does not remove. Broken glass, plastic and other debris should not be left in the tree lined area nor in the street.

Fence Painting Project

The Board of Directors has been interviewing painting companies to repair and repaint our community walls. You will see workers along 89th Ave providing a sample of their work so the Board can make an informed decision.

To make sure that homeowners are aware of their obligation to maintain and protect their own boundary walls and community walls we sent letters to homeowners reminding you of the CC&R that govern care of community and neighboring walls.

CC&R 8.5 (paragraph 4)

If any boundary wall is damaged or destroyed through the negligence or willful act of an Owner, his agents, tenants, licensees, guests or family, it shall be the obligation of such Owner to rebuild and repair the boundary wall without cost to the other Owner or Owners who share the boundary wall.

Non-emergency phone numbers

Police: 623-930-3000
Fire: 623-930-4400
Code Compliance: 623-930-3610
Barking dogs: 623-930-3610
Animal Control: 623-444-5909

City Council person:

Dianna Guzman 623-930-2249
Email: dtguzman@glendaleaz.com

Vision Property Management:
(480) 759-4945

Property Manager contact:

Javier Jimenez
(480) 759-4945 (ext.1108)
16625 S. Desert Foothills Pkwy,
Phoenix, AZ 85048

Upcoming Dates

HOA Board Meeting

Nov. 18th
Dec. Cancelled
Jan 19th

Bulk Trash Pickup- Week of

October 27-31 (set out 23rd)
November 24-28(set out 20th)
December 22-26(set out 18th)

Residents can begin setting items out on the Thursday evening prior to pick-up date. Refrigerators will NOT be taken

Halloween October 31st. The Gate at Emil Rovey will be open for Rovey community families.

Rovey Farm Estates Board of Directors

President: Alex Henriquez
Vice President: Judy Meredith
Treasurer: Don Pena
Secretary: Deb Carter
Member: Florin Nitescu
Member: Bryant Ensmann
Member: Open seat

Placement of plants, trees and planter walls must follow the guidelines below. This includes front and backyard placement.

Tree and Plant Placement: Caution must be used when placing trees and plants near the dwelling, sidewalks and neighboring property lines to allow adequate space for their growth.

Water: Here are concerns which the homeowner must keep in mind:

The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home or boundary walls. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed at a minimum of 24 inches from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home or boundary wall for the same reason.

Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A new retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property, which causes damage to the shared fence wall. Consult page 34, Section 8.5, of the CC&R's for further information.

As owner you are responsible for ensuring that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home or neighboring property. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also your responsibility to confine runoff from your irrigation system to your own lot.

Homeowner Exterior Walls

- The wall around your home is your responsibility.
- When you paint your home or when the walls need attention you will need to know the following information about the walls.
- If you live in a Fulton Home (it is stated under the house number) your wall must be painted Tomorrow's Taupe. Reach out to Vision Property Management for more information. Fulton Groves, Gated Ash Grove, Oak Grove, Pistache, Elm Grove and Pepper Tree Grove.
- If you live in an Engle home your walls are stucco, and they must be painted the same color as the base color of the house. Engle Groves, Olive Grove and Sycamore Grove.

Chickens? Dogs?

Glendale City Code.

- Number of chickens: Glendale city code permits up to six chickens on a residential lot. **Roosters are not allowed.**
- Enclosures: Chickens must be kept in a secure coop or enclosure. The coop must be located at least **20 feet away** from the property line and at least 40 feet away from neighboring residences.
- Sanitation: Chicken coops and enclosures must be maintained in a clean and sanitary manner to avoid attracting rodents or creating offensive odors.
- Noise and nuisance: Chickens must be kept in a manner that does not create excessive noise, odors, or other nuisances that may disturb neighbors.
- Slaughtering: Slaughtering of chickens is not allowed within the city limits of Glendale.

Barking Dogs Guidelines: Code Compliance Department

Glendale City Code states that "No person shall keep or harbor any animal that by frequent or habitual barking, howling, yelping, crowing or the making of other noises disturbs the peace and quiet of two or more independent witnesses who are not related." Because you are a dog owner, you know the companionship, loyalty, love and fun that your dog adds to your life. But you also must realize that you have a certain responsibility towards your neighbors as a result of owning a dog.

To report a barking dog call the City of Glendale at 623-930-3610

CC&R 4.15 Vehicles and Parking.

As used in this Section: (a) "Motor Vehicle" means a car, van, sport utility vehicle, bus, truck, recreational vehicle, motor home, motorcycle, all-terrain vehicle, utility vehicle, pickup truck or other motor vehicle; and (b) "Streets" means the streets shown on the Plat.

No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored in the Common Area. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment may be parked, kept or stored on any Lot so as to be Visible from any Neighboring Property.

The purpose of this section is to limit parking on the streets.

- No motor vehicle owned or leased by an Owner, Lessee, or Resident of a Lot may be parked on the streets if parking space is available in any of the following areas:
- The garage on the Lot of the Owner, Lessee, or Resident
- The driveway on the Lot constructed as part of the initial construction of Improvements on the Lot by the Declarant
- A driveway expansion constructed on the Lot with approval from the Design Review Committee

This section also aims to limit parking of Motor Vehicles owned or leased by an Owner, Lessee, or Resident of the Lot in the driveway and any driveway expansion on the Lot.

- Motor vehicles owned or leased by an Owner, Lessee, or Resident of a Lot must be parked in the garage on the Lot if space is available.
- If the garage does not have available space, then such vehicles may be parked on the driveway constructed as part of the initial construction of Improvements on the Lot by the Declarant.
- Parking on a driveway expansion (constructed with approval of the Design Review Committee) is allowed only if no space is available in either the garage or the originally constructed driveway.
- Parking of a Motor Vehicle on a driveway expansion is also subject to any rules and regulations adopted by the Board. No parking shall be permitted on a driveway expansion when within five (5) feet of the property line or when space in the existing
- **No motor vehicle of any kind may be stored on a Lot except inside a garage.**
- **A motor vehicle is considered "stored" if it is covered by a car cover, tarp, or similar material.**
- Recreational vehicles, motor homes, and similar vehicles owned or leased by an Owner, Lessee, or Resident may be parked in the driveway on a Lot for loading or unloading (48 hours), subject to Board limitations.
- No motor vehicle may be constructed, reconstructed, or repaired on any Lot in a way that is visible from neighboring property.
- No inoperable motor vehicle may be stored or parked on any Lot in a way that is visible from neighboring property.
- No inoperable motor vehicle may be stored or parked on the Streets or any part of the Common Area.
- No motor vehicle may be parked on a driveway if its length exceeds the length of the driveway or if it encroaches upon or blocks access across the adjacent sidewalk.
- The Board has the right and power to adopt additional rules and regulations regarding the parking of motor vehicles on Lots or Streets and to implement these provisions.

Design Guidelines for Landscaping

Living in a community which is governed by HOA Covenants, Conditions and Restriction (CCR) such as Rovey Farm Estates requires homeowners to abide by those CCR. If you need a copy of the CCR please reach out to Vision Property Management. For each lot, the homeowners must install one or more trees and ground cover in the "Tree-Lined Area" between the sidewalk and the street concurrently with the front yard landscaping. The trees and ground cover must adhere to the provided schedule. The irrigation system for this area will be connected to the lot's front yard system, using the same water meter. The types of vegetation allowed in the Tree-Lined Area vary by the designated "Grove" of the lot. Despite these specifications, the Landscape Architect recommends replacing all ground cover with yellow lantana throughout Rovey Farms. For more details, refer to CC&R's, page 35, Article 8.7.

<u>Grove</u>	<u>Tree-Lined Area Tree</u>	<u>Size</u>	<u>Tree-Lined Area Ground Cover **</u>
The Olive Grove	Swan Hill Olive	24" Box	Nashville Deer Grass
The Sycamore Grove	Arizona Sycamore or Fantex Ash or Arizona Ash	24" Box	Dwarf Pyracantha
The Ash Grove	Fantex Ash or Arizona Ash	24" Box	Yellow Trailing Lantana
The Oak Grove	Heritage Live Oak	24" Box	Yellow Dot
The Pepper Grove	Brazilian Pepper or Chinese Pistache	24" Box	Trailing Yellow Gazania
The Pistache Grove	Chinese Pistache	24" Box	Dwarf Rosemary
The Evergreen Grove	Evergreen Elm	24" Box	Dwarf Pyracantha

**For various reasons it has been recommended by the Landscape Architect that all ground cover in the tree line areas throughout Rovey Farms, listed in this table be replaced with yellow lantana. **

For electronic copy of Design Guidelines for Landscaping click [here](#). **Want to get E-mail Alerts?** If you want to get email alerts about things going on in our community or you need additional information, please contact Vision Property Management, and update your profile. Contact: 480-759-4549