



## Newsletter - November/December 2024

*The next meeting will be on January 14th, 2025, at 6:30 p.m. at the Holiday Inn. Our next Annual Meeting will continue to be held in July. Be sure to look for changes, updates, newsletters and more at <https://wearevision.com/BWR>*

## Thank you for a wonderful Party!

Our annual Party in the Park was a great success, thanks to the support of neighborhood volunteers, Vision Management, and ProQual. A big thank you to everyone who joined us and helped make it happen. We look forward to another wonderful event next year!



## Public Street Parking Vote in February

In February, homeowners will have a significant opportunity to vote on whether our HOA will continue to have authority over public street parking within our community.

A recent Arizona law, House Bill 2298, passed in April, prevents HOAs from regulating parking on public streets if their rules were established in 2015 or later. However, communities with parking rules in place before December 31, 2014, like ours, can vote to retain those rules. Since our community's bylaws predate 2014, we qualify for this vote, which will determine whether the HOA keeps its authority to enforce street parking regulations.

For this vote to be valid:

- At least 10% of homeowners must participate to establish quorum.
- A majority of participating homeowners must then vote in favor of retaining the HOA's authority.

If the vote passes, the HOA will keep its authority over public street parking as provided in the Covenants, Conditions, and Restrictions (CC&Rs). However, if we fail to meet quorum or do not achieve a majority vote to retain this authority by June 30, 2025, the HOA will lose all control over public street parking, and enforcement responsibilities will be **permanently transferred to the City**.

Please note:

- The roads in our community are public and maintained with taxpayer dollars.
- A "yes" vote means the HOA retains authority over on-street parking.
- A "no" vote or failure to reach quorum means the HOA will permanently lose its authority over parking regulations on public streets.



# Updates

## Parks

- Halifax Park - We're thrilled to announce that a new climbing wall will be installed at Halifax Park. Please note that the park will be closed during the installation process for safety. We look forward to enhancing our community with this fun, new feature! We do not have an installation date at this time but it should occur in the next month.
- Eastham Park - A wonderful addition to Eastham Park is in the works. Two new benches will be installed to give more seating for enjoying the beautiful new playground.



- Eastham and Limestone - Both of these parks now have Little Free Libraries. A Little Free Library is a “take a book, share a book” free book exchange. Anyone may take a book or bring a book to share. These book exchanges have a unique, personal touch. There is an understanding that real people are sharing their favorite books with their community; little libraries have been called “mini-town squares.” Learn more at [littlefreelibrary.org](http://littlefreelibrary.org)

## Christmas Decoration Contest

Get ready for some holiday cheer! We're holding our annual Christmas Decorating Contest, with gift cards for the top three homes. Judging will take place the week of December 16th, so deck your halls!

## Landscape Update

Our landscaping team, ProQual, has been diligently preparing our community for the winter season. Highlights include:

- **Winter Flowers:** The monument flower beds have been adorned with fresh winter blooms.
- **Grass Maintenance:** Pre-emergent and spot treatments have been completed to keep winter grass healthy and minimize turf weeds.
- **Tree Management:** The team is coordinating with our Landscape Committee on planting new trees and will adjust timing based on seasonal needs.
- **Irrigation Adjustments:** Irrigation has been scaled back for cooler weather, with smart controllers optimizing water use daily.



- **No Additional Turf/Grass Removal:** The Board has given much consideration and decided not to remove any additional turf/grass this year, prioritizing a balance between maintaining community aesthetics and cost-effective water usage. The decision to not overseed the grass this winter and utilizing smart irrigation systems, has resulted in our community operating within the government-allocated water budget.

We believe retaining turf/grass is an important part of our community, provided we can meet the government's evolving requirements. However, this year, we had to make the sacrifice of forgoing winter grass. Moving forward, we remain committed to exploring options that allow us to keep our community green and beautiful while adhering to water usage guidelines.

- **Landscape Committee:** A landscape committee has been established and will meet with ProQual to discuss questions and concerns with our landscaping. If you want to participate in this committee, please submit your interest to Vision Management Company.

*We appreciate your continued involvement in keeping Bell West Ranch a vibrant, welcoming community. Be sure to look for changes, updates, newsletters and more at <https://wearevision.com/BWR>*

*Happy Holidays from your HOA Board*