

Pecos Vistas Newsletter

December 2008

A special **"thanks"** to the following homeowners for helping our neighborhood:

- Karl Kindberg stained the wood slats in the HOA owned gate on Los Altos
- Dorothy Boesel coordinated the October neighborhood GAIN event sponsored by the City of Chandler
- Vickie Johnson created and maintains the Pecos Vistas Web site <http://pecosvistas.com>
- Al and Vicky Varga for fixing and cleaning our entrance signage.

Our New Property Manager:

Diana Ebertshauser

email: Diana@brownmanagement.com

2009 HOA Regular Meetings: 1/20, 2/17, 3/17, 4/21, 5/19, 7/21, 9/15, 10/20, 11/17 (August Annual Meeting TBD)

Landscape Updates

1. **Winter Grass:** To comply with a City of Chandler water conservation request and save money, we will not be over seeding winter grass this year.
2. **Storm Damage:** We lost many mature trees during the monsoons. These storms cost the Association approximately \$5000.
3. **Tree Trimming:** Over 50 trees were trimmed in November to groom the trees for future growth and safeguard them against future storm damage.
4. **New Tree:** A Desert Museum Palo Verde has been planted on Los Altos. It's a different type of tree for our neighborhood. We are evaluating the type for future locations.

Park Matters

1. Signs: New "dog/trespassing" signs were installed to replace the rusty ones.
2. Golf: Please refrain from golfing in the park. Divots are leaving holes in our grass and costing the Association landscape repairs.
3. Dogs: Clean up after your dog(s) and keep them on a leash.

Speeding

Keep Kids Alive Drive 25 ® is a residential safety campaign that reminds each of us to slow down and be responsible drivers.

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Visit our Web site: <http://pecosvistas.com>

- Obtain Meeting Notices and Minutes
- Read the HOA Governing Documents (CC&Rs, Bylaws, ACRs, etc)
- Locate an Architectural Change Request Form
- Contact the Property Management
- Email a Board Member with Comments and Suggestions
- Email a Board to Volunteer to Help the HOA

Dues: Dues **WILL NOT** increase in 2009. Please help the neighborhood by paying your dues on-time. Late payments not only delay money needed to pay the bills, but they cost the HOA money in late fee notices. Thanks for your help!

Auto Thefts: There have been reported auto thefts in Pecos Vistas. Be cautious when leaving vehicles, especially trucks, outside or leaving your garages open.

Committees: Are you interested in organizing a Pecos Vistas picnic in the park? Would you like to coordinate a Pecos Vistas trash clean-up project with the help of neighborhood kid volunteers? Are you willing to lead or help a committee submit a grant request to the City of Chandler for funds to improve our common areas (ideas include: more gravel, higher exterior wall, more trees, etc.)? Would you participate in a Neighborhood Block Watch? If so, email the Board with your interest.

Reminder to Pool Owners: The City of Chandler requires that all pools and spas be drained/backwashed on private property or in a sanitary sewer clean-out located on your property. Pools and spas **may not** be drained or backwashed into the street. This is a City of Chandler ordinance and is also prohibited by the Pecos Vistas Architectural Guidelines.

Transfer Fees: Starting January 1, 2009, new buyers of a Pecos Vistas home will be assessed a \$250 transfer fee by the Pecos Vistas HOA. This money will be put into the reserve account for future HOA repairs and/or enhancements

Bulk Trash Pick-Up: Provided free to Chandler residents every 6 weeks. Call Solid Waste Services to schedule: 480-782-3510.