

Pecos Vistas HOA Newsletter

December 2010

www.pecosvistas.com

Managed by: Metro Property Services, Inc.

150 E. Alamo Dr., #3 ▪ Chandler, AZ 85225

Phone: 480-967-7182, ext. 105 ▪ Fax: 480-921-9031

E-mail: kelly@metropropertyservicesaz.com

Homeowners, the year is quickly coming to a close. We are busy working on your behalf and want to share the highlights for the second half of 2010.

Two new members were added to the Board in August, **Dorothy Boesel** and **Joni Schultz**. (A huge thank you to outgoing Board members **Laura Manella** and **Steve Goertzen**.) Storms this month caused more than \$2,200 in damage to our trees. In September we kicked off our community-wide Block Watch Program with residents from sixty-four homes participating. In October we welcomed our new management company, Metro Property Services; our new landscape maintenance firm, Clean Cut Lawns; and held our annual neighborhood party in the park. In November we hosted a neighborhood garage sale; our annual tree trimming was completed; and next year's budget was approved, keeping the current \$55.00 monthly assessment amount. (A copy of the budget is included with this mailing.)

We look forward to 2011 with a sense of pride in our neighborhood and a desire to make it even better. The Board encourages homeowners to become involved by attending meetings, serving on committees, and running for Board positions. Active member involvement helps to preserve and protect the property value of our community.

We wish you a safe and happy holiday season!

Vicky Varga (president), Dorothy Boesel (vice-president), Cathy Downing (treasurer), Joni Schultz (secretary), and Kelly Szymanski (community manager).

Plans for 2011

- Replace trees
 - Paint HOA fencing throughout
 - Refresh Pecos Vistas signage at Armstrong/Dobson and Dobson/Willis
 - Repaint tot lot play structure
 - Update Reserve Study
 - Annual community garage sale
 - Annual neighborhood party
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BOARD MEETINGS

Regular Board meetings are held on the third Monday of each month at the Hope Covenant Church located at Dobson and Armstrong. The closed executive meeting begins at 6:30 p.m. and the open meeting begins at 7:00 p.m. Meeting reminders will be communicated via white boards posted at the neighborhood entrances and on our Web site. Please contact Metro Property Services if you would like any items added to the agenda. The Board Meeting dates for 2011 are January 17, February 21, March 21, April 18, May 16, June 20, July 18, September 19, October 17, and November 21. The August date for the Annual Meeting of the membership is yet to be determined.

ARCHITECTURAL ITEMS

When making any changes to the exterior of your home or lot, you must submit an Architectural Change Request Form and obtain approval before proceeding with the change(s). This is a requirement in our Covenants, Conditions, and Restrictions (CC&R's). The form is available at www.pecosvistas.com. To expedite the process, include drawings, measurements, actual color samples, etc.

House Painting: As mentioned in previous newsletters, the paint on many homes is showing signs of wear – fading and/or peeling. Beginning in January 2011, our community manager will start identifying homes in need of paint and letters will be sent to homeowners.

Architectural Review Committee: Thank you to Committee Members **Laura Manella** (Chairperson), **Richard Andelfinger**, **Joni Schultz**, and **Lisa Harris**. We appreciate the time you contribute to our neighborhood.

ASSESSMENT INFORMATION

The monthly assessment for 2011 will remain at \$55.00 per month.

As a cost-saving measure, coupon books will not be printed. All checks should be made payable to Pecos Vistas HOA (with Lot # included on the check) and mailed to:

Pecos Vistas HOA
c/o Metro Property Services
P. O. Box 65765
Phoenix, AZ 85082-5765

Please keep your account current. If you disagree with the balance, send a written appeal to the management company and ask to be on the agenda for the next executive Board meeting. If you have a special situation, payment plans may also be requested.

~Thank you to every homeowner who promptly pays and keeps their account current.~

ONGOING SHRUB RENOVATION

Please be aware Clean Cut Lawns will be selecting certain plants and pruning them down to 18" or so in height. This allows the plant to completely regenerate its branching and leaf structure. As the plants grow they will take a more natural form and require less pruning. The end result is a healthier, more manageable plant with more colorful blooms.

PECOS VISTAS WEB SITE

Visit our website www.pecosvistas.com to view documents, forms, meeting minutes, and procedures. There are links to informative articles, such as Rights and Responsibilities for Better Communities and War of the Weeds.

A special thank you to **Vickie Johnson** for maintaining this site for us.

NEIGHBORHOOD BLOCK WATCH NEWS

Volunteers **Sharon Lacey, Cindy Stokes, and Kelly Crawford** have been working with Board Members **Dorothy Boesel** and **Vicky Varga** to establish a community-wide Block Watch Program in Pecos Vistas. All co-captains recruited residents from their streets. Initial meetings were held in early September. Residents learned how to better secure their homes, watch out for one another, and properly report unusual activity to the police. If you would like to sign up as a participant and be updated on criminal activity in our neighborhood, contact Vicky at pwwatch@hotmail.com. Throughout the upcoming year there will be several Pecos Vistas Block Watch rallies to help residents get to know their neighbors. Thank you to our Block Watch co-captains for their ongoing commitment and for helping to put this program in place. A Jump Start grant application has been submitted to the City of Chandler to pay for four Block Watch signs and their installation.

A big thank you to the **Minittis, Petersons, and Boesels** for granting permission to post the signs on their properties.

Incidents

- A pool cleaning system was stolen from a backyard on Spruce Drive. The homeowner has added a lock to the gate.
- On the morning of September 19, a resident noticed fluorescent orange graffiti on the Willis Road block wall about 100' west of the Los Altos entrance, covering a 7' x 4' area. A police report was filed. The Chandler Gang Officer viewed the graffiti and it is not gang related. If you have any information on this, please contact the Chandler Police Department.

PECOS VISTAS REMINDERS & UPDATES

The following information is provided to maintain the value of the neighborhood and potentially eliminate some of the recurring violations of the Covenants, Conditions, and Restrictions (CC&R's). Please review and comply with the CC&R's as the Board is legally obligated to enforce the governing documents in accordance with city ordinances, state statutes, and federal laws. A copy of the CC&Rs is available at www.pecosvistas.com.

Thank you to all homeowners who take the time to ensure the exterior of their homes and yards are well kept.

Weeds: This is the most frequently occurring violation issue in Pecos Vistas. Please remember to tend to your weeds in a timely manner.

Pool Drainage: The City of Chandler requires pool and spa water to be maintained on private property or in the sewer clean-out on private property. It is no longer acceptable to discharge pool water into the roadway. Additionally, it is not acceptable to discharge water into the HOA common area. Complete draining information is available at www.chandleraz.gov.

Pets: Please pick up after your pet. Droppings in common areas and neighbors' yards are unsightly and unsanitary. Keep these areas clean for everyone to enjoy. Also, dogs must be leashed, including while in our neighborhood park.

Skunks: Traps have been set in neighboring communities. Please remove all outdoor pet food and water sources.

Termites: A few homes on Maplewood Street have been treated for subterranean termites. Please contact a pest control professional for more information.

Parking: Please park vehicles in your garage or driveway. Ask visitors to park in your driveway whenever possible.

Northeast Park Retention Gate: Please remind your children not to climb over/under the wrought iron gate.

Reserve Study: A reserve study identifies the lifespan and various costs associated with the common area components, such as our play structure and monument signs. The previous reserve study done in 1999 will be updated to reflect current cost information and will be a more accurate planning tool for the Board.

Volunteer Opportunity: Contact us if you are interested in volunteering on a committee.

Suggestions: We welcome your input as we strive to continuously improve our community. Also, if you have a suggestion or an article for our newsletter, please contact Kelly.