

# PECOS VISTAS HOMEOWNERS ASSOCIATION

**MANAGED BY: THE Mariposa Group, LLC**

3150 N. Arizona Ave., Suite 107 ▪ Chandler, AZ 85225

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December 2009

Dear Pecos Vistas Homeowner,

Our HOA had a productive year! This newsletter contains a year-end summary, friendly reminders, community issues, and administrative updates for your review. Please read through the entire newsletter for updates regarding your neighborhood.

*Happy Holidays from your HOA Board & Community Manager,*

Laura Manella (President), Vicky Varga (Vice-President),  
Cathy Downing, (Treasurer), Steve Goertzen (Secretary), and  
Doug Egan (Community Manager)

<b>2009 OVERVIEW</b>	<b>2010 PROJECTS</b>
<p>2009 Activities &amp; Accomplishments:</p> <ul style="list-style-type: none"><li>✓ Recovered \$4,832 in overpaid taxes</li><li>✓ Installed a “smart” weather-based irrigation controller</li><li>✓ Conducted a neighborhood youth clean-up day</li><li>✓ Repaired and improved the retention drainage area in the northeast corner of the park</li><li>✓ Cleaned the dry wells in the park</li><li>✓ Participated in the October Chandler G.A.I.N.</li><li>✓ Held a community garage sale</li><li>✓ Hired a new Property Manager</li><li>✓ Planted 8 new trees</li><li>✓ Installed curbing at the 4 neighborhood nameplate locations to delineate and separate the different gravel colors</li><li>✓ Replaced over 30 plants and shrubs</li><li>✓ Revised the Architectural Guidelines regarding external lighting</li><li>✓ Trimmed trees throughout</li></ul>	<p>The Board is planning the following projects for 2010:</p> <ul style="list-style-type: none"><li>➤ Top dress the gravel throughout the neighborhood with approximately 325 tons of Apache Brown rock</li><li>➤ Enhance/Adjust the park sprinklers to maximize water usage and placement</li><li>➤ Password protect certain information on the web site</li><li>➤ Maintain the park play equipment</li></ul>

## BOARD MEETINGS

Regular Board Meetings for 2010 will be conducted monthly on the 2<sup>nd</sup> Monday at 7:00 PM at the Hope Covenant Church located at the Dobson/Armstrong entrance. Any meeting time or location deviations will be communicated via white boards posted at the neighborhood entrances. **The next Board meeting will be on Monday, January 11, 2010.** There is one (1) vacant Board position. If you are interested, please attend the next Board Meeting. Please contact THE Mariposa Group if you'd like any items added to the agenda. Individual homeowner issues may be added to the closed executive Board meeting which is held at 6:30, before the 7:00 open session.

The HOA Annual Meeting is scheduled in August 2010. You will be mailed information about the Annual Meeting date and location. All Homeowners are encouraged to attend and elect Board Members and to discuss community issues. **THE BOARD NEEDS YOUR HELP!** Please seriously consider serving the neighborhood next year. We will have **3** open Board positions in August!



## ASSESSMENT INFORMATION



Enclosed is the 2010 budget summary for your review. We have worked very diligently to reduce costs and have agreed upon a budget that will allow us to operate in 2010 without raising the assessment amount. **The monthly assessment for 2010 will remain at \$55.00 per month.** If you choose, the bank will accept quarterly payments in the amount of \$165.00 and yearly payments in the amount of \$660.00.

Your assessment payments are due on the 1<sup>st</sup> of each month and considered late if received after the 15<sup>th</sup>. A \$5.00 late fee will be applied to payments received after the 15<sup>th</sup>. Without your prompt payment of the assessments, the Association will not be able to function properly or be able to continue to maintain and/or enhance your property values. If you get in a financial bind, please contact us at the information above to discuss your situation. Please do not let your payments get behind. Direct Debit is available. Contact the Management Group office if you prefer this method, and need the necessary authorization form. **If you have already signed up for Direct Debit, you do not need to fill out another form.**

Please do not mail your payments to THE Mariposa Group's Chandler office. All checks (including electronic payments) must be made payable to Pecos Vistas, NOT to THE Mariposa Group, and mailed c/o THE Mariposa Group, LLC, P.O. Box 64743, Phoenix, AZ 85082-4743. **TO ENSURE PROPER POSTING, WRITE YOUR ACCOUNT OR LOT # ON THE CHECK.** Wrong or incomplete information provided by you will result in an error or posting your payment to the wrong account. Payments are not considered received until your payment is correctly posted to your account.

To save money and the environment, we have decided to discontinue printing coupon books. If you would like a coupon book, please contact THE Mariposa Group to request one. A \$10 coupon book fee will be posted to your account at that time.

***PLEASE NOTE: All assessment checks received at the HOA office / Management Group will be returned back to the Owner.***

## PECOS VISTAS WEB SITE

Visit our website [www.pecosvistas.com](http://www.pecosvistas.com) to view documents, forms, meeting minutes, and procedures. Stay tuned for the new offering in 2010-- secured and individualized web information!

## THE MARIPOSA GROUP COMMUNICATION PROCESS

THE Mariposa Group's management philosophy, professional experience, and customer service were key reasons why we selected them to manage our neighborhood. They have been tasked to manage our common areas, provide administrative support, and maintain our accounting system. Any issues or comments regarding the common areas need to be directed to Doug Egan at the (480) 545-1745 office number or via email address [doug@themariposagroup.net](mailto:doug@themariposagroup.net). If you get their voice mail, please leave your name, lot number, telephone number and a detailed message. Their policy is to return calls within 24 hours. THE Mariposa Group strives to resolve Association related issues as much as possible. Please contact them directly for your individual lot or common area concerns.

Please mail all correspondence, EXCEPT for homeowner payments, to the Management Group's office located at 3150 N. Arizona Ave., Suite 107, Chandler, AZ 85225. **Please do not mail correspondence to the bank lockbox where you mail your HOA payment.** The bank lockbox is a processing center and it could take up to 2 weeks before the Management Group receives your correspondence. See the above "Assessment" section for payment address information.

All disputes must be in writing and either mailed or emailed to the Management Group. THE Mariposa Group does not have the authority to waive any fines or charges. All disputes will be reviewed by the Board of Directors. It is important to keep the HOA current with your address, phone number and emergency contact information. From time to time, we may need to contact you to report a problem pertaining to your property.

## ARCHITECTURAL ISSUES

Pecos Vistas homeowners interested in making changes or improvements to their property need to abide by the Pecos Vistas Architectural Guidelines. Download the Architectural Change Request form from web site [www.pecosvistas.com](http://www.pecosvistas.com) and complete it per the instructions.

**House Painting:** When requesting approval to paint your home, include actual paint samples/swatches of the proposed colors with your Architectural Change Request. Electronically scanned colors are no longer sufficient because of the color variations that may occur.

**Architectural Guideline Revision (effective the end of January 2010):**

Please read the following changes to the Architectural Guidelines. These changes will be posted to the Pecos Vistas web site as an addendum to the original Architectural Guidelines.

### **Outdoor Lighting – Replacements and Additions**

"Any outdoor lighting installed on a lot or dwelling must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas or neighboring property.

Externally mounted lighting fixtures must be of a matching style and color. Requests to replace fixtures with partially-matching substitutes, or substitutes of a differing color, will be denied. Color differences due to weathering (with a newer fixture appearing brighter, even though identical) will not be considered reason for denial of a request. Builder installed entrance chandeliers are excluded."

## PECOS VISTAS REMINDERS & UPDATES

The following information is provided in an attempt to improve the safety of the neighborhood and potentially eliminate some of the recurring violations of the CC&R's. Please review and comply with the CC&R's as the Management Group is legally obligated to deal with homeowners that are not in compliance. Most of the homeowners in the community are responsible and comply with the established rules. The Board of Directors appreciates and thanks those homeowners.



**Crime:** Community safety is an important concern. One way to deter theft in the neighborhood is to not leave garage doors open when unattended. Second, it has been proven effective to get to know your neighbors so you can identify those people that belong in the neighborhood and those that do not. Also, supporting a Blockwatch program in the neighborhood has been proven effective against curtailing crime. It helps neighbors and police work together to deter crime. If you are interested in starting this program on your street and want more information, go to [www.chandlerpd.com](http://www.chandlerpd.com) (click on 'community', then 'block watch') or call Chandler Police Officer Ruhland at 480-782-4967.

**Criminal activity** has been reported in nearby neighborhoods. People posing as flyer deliverers are checking to see if anyone is home, going through the unlocked gate, entering the home from the rear, and burglarizing the home. Be on the lookout for criminal activity and report anything suspicious to the Chandler Police Department at 480-782-4130. Officer Gerry Ruhland, coordinator of the Block Watch Program, advises keeping all gates/doors/windows locked and garage doors closed.

**Trash:** All trash/recycle containers may be on the street curb from 5 pm the night before a scheduled container pickup through 11 pm the day of trash/recycle pickup. At all other times, containers must be in the closed garage or in the backyard behind the wall out of view from the street, common areas, and your neighbors.



**Pets:** Please be a responsible pet owner. Excessive noise caused by your pet is a nuisance to neighbors. **Please keep your animal(s) quiet.** Pets are to be on a leash at all times. Also, please pick up your pet's deposit(s). It presents an unsightly mess and an unhealthy situation for our residents who routinely play in the common areas.

**No Golfing:** Golfing is not allowed in the Pecos Vistas park. This restriction has been communicated in previous newsletters. Our landscaper has informed us golfing is still occurring because of the divots in the turf. Help preserve our turf and the safety of children playing in the park. We appreciate your cooperation with this request.



**No Parking at the SRP Access Gate** - No parking is allowed on the gravel driveway in front of the SRP access gate. The gate is located at the Spruce/Los Altos intersection. This gate must be accessible to SRP at all times.

**Weeds:** Please take precautions to minimize the occurrence of weeds in your yard and/or remove weeds as soon as they surface.

**Wood Slats:** Remember to treat the wood slats on your side yard gates annually using a natural-colored stain.

**Pest Control:** A few homeowners on Enfield and Maplewood have reported seeing scorpions on their lots. We've discussed it with T2, our new pest control provider. They have advised us one of the ways to minimize the occurrence of scorpions is to eradicate their food source. Regular pest control service helps meet this objective. T2, a local pest company, has extended a special offer to Pecos Vistas residents. For \$30 a month, they will treat your residential property. To offer this rate, they will be

available to service homes in Pecos Vistas on the 2<sup>nd</sup> or 4<sup>th</sup> Tuesday of each month. Please contact Brent at (480) 215-5232 if you are interested.

Smoke Detector Maintenance - Most homes in our community were built about 10 years ago. The builder installed First Alert/BRK Brand electric smoke detectors. First Alert follows the recommendations of the National Fire Protection Association (NFPA) that their home smoke alarm units be replaced every 10 years. The reason for this is the smoke alarm sensor is no longer reliable, and could fail, after the 10 year life expectancy. For more information, visit [www.firstalert.com](http://www.firstalert.com) (click on 'support', then 'smoke alarm FAQs') or call First Alert at 1-800-323-9005. The model number for your unit will be inside the cover.

Speed Limit: Help safeguard our children and animals by abiding by the speed limit.

Skunks: This past fall, we've had many skunks perusing our neighborhood at night. The City of Chandler placed traps in November to catch the skunks still visiting the Pecos Vistas and Pecos Ranch Estates neighborhoods.

Insurance: If you are hosting/coordinating a sporting team's practice and/or game at the Pecos Vista's park, our insurance carrier has advised us you will need to provide the Association with a "certificate of insurance" from the team's sponsor showing that the event sponsor has liability insurance. The "certificate of insurance" must be submitted prior to the special event.

We look forward to working with you in 2010 to continually improve and maintain the communications, aesthetics, and safety within the Pecos Vistas neighborhood.

Best Regards,

The Pecos Vistas HOA Board and  
Doug Egan, Community Manager from T.H.E. Mariposa Group

Enclosures:

- 2010 Budget Summary