

Pecos Vistas HOA Newsletter

July 2011

www.pecosvistas.com

Managed by: Metro Property Services, Inc., 150 E. Alamo Dr., #3, Chandler, AZ 85225

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Homeowners, the Annual Meeting of the Membership will be on Monday, August 15, 2011, at 7:00 p.m., at Hope Covenant Church (1770 South Dobson Road). Members will be voting to fill two open board positions. Even if you do not wish to vote, please return your ballot to Metro Property Services so that we can establish quorum. We hope to see you at the meeting.

We are making progress on this year's goals. Several low-litter trees have been replaced in the interior of our community, the Pecos Vistas' signage has been refreshed, the reserve study has been updated, bottlebrush shrubs have been planted at the Los Altos entrance, and the HOA fencing has been painted. We need your help to prevent premature paint failure. **Please do not allow irrigation water to come into contact with the wall on your side of any shared HOA block fencing.**

We recently welcomed Karen Donnelly as our new community manager. She is available to help you with any questions or concerns. Karen's email address and phone number are listed above.

We extend our appreciation to all homeowners who keep their properties maintained and pay their assessments on time.

*Vicky Varga (president), Dorothy Boesel (vice-president), Cathy Downing (treasurer),
Joni Schultz (secretary) and Linda Kellogg (community manager)*

ARCHITECTURAL REMINDER

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. Incomplete forms will be rejected for insufficient information.

ASSESSMENTS

Assessments are essential to fund the expenses and maintenance of our common areas. Payments are due on the first day of each month. Paying assessments promptly helps keep fees low for everyone. 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.

CATS

Roaming cats in our neighborhood are creating a nuisance. Cats are using the tot lot sand and neighbors' yards as their litter box. The droppings are unsanitary. Feral cats in our neighborhood have increased with the building of the Loop 202 and the new housing developments. Members of this neighborhood are working to contain the feral colony. Stopping the breeding of additional cats is the only way to control a feral colony; if they are removed, others will move in and take their place. Cats are considered 'free roaming' by Maricopa County and attempting to harm them is a crime. The maintainers of the feral cat colony are looking into possible solutions to the sanitation issues. It is not only the feral colony using the tot lot sand, it is also cats being let out by their owners. If you let your cat out, please have an outside litter box in your backyard for them to use. All outdoor pet food should be removed to avoid attracting mice, rats, skunks, pigeons, scorpions and other insects. If you would like more information on feral cats or suggestions on keeping cats out of your yard, please contact Dorothy Boesel @ dorothy@boesel.net.

WEB SITE / SPECIAL EVENT PARK USE FORM

Governing documents, meeting dates, and other useful information can be found on www.pecosvistas.com, including a new Special Park Use Request Form to reserve the park for special organized events. The request form will help ensure the park sprinkler irrigation is turned off on the day of the event and that the homeowner/sponsor's proof of liability insurance is on record. Special event requests should be submitted 14 days in advance of the event.

FINANCIAL COMPILATION

The annual financial statements have been compiled. If you would like to review the statements, please contact Metro Property Services at 480-967-7182.

NEIGHBORHOOD BLOCK WATCH NEWS

In early April, a steak knife was found in the sand at the tot lot. While the police do not consider this criminal, it does call attention to the importance of not leaving dangerous objects in the play area. The night of June 12, there were three incidents of theft from autos on Spruce Drive and Mulberry Drive. Please report any suspicious activity to the police at 480-782-4130. If you witness a crime in progress, call 911. To be included in our Block Watch email alerts, send your name and address to: pvwatch@hotmail.com.

There have been some near accidents with children riding electric scooters. Scooter operators must comply with all traffic laws. Contact the police department at 480-782-4000 for operator requirements and safety information.

PECOS VISTAS REMINDERS

These reminders are based on concerns received from homeowners.

Leaf Blowing: City and County ordinances ban the blowing of landscape debris into public streets.

Weeds: Please remember to tend to your weeds in a timely manner.

Pets: Dogs must be leashed while in our neighborhood park. Please clean up after your pet. Again, remove all outdoor pet food to avoid attracting mice, rats, skunks, pigeons, and insects.

Parking: Please park vehicles in your garage or driveway. Parking over the sidewalk is prohibited. Ask visitors to park in your driveway whenever possible.

HOA Walls and Gates: Please remind your children not to climb common area walls and gates.

Wood Gates and Wood Benches: Remember to treat the wood slats on your gates and benches annually using a natural-colored stain.

Sunscreens: Faded and worn screens should be replaced.

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To Volunteer: 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 Karen Donnelly.