

# Pecos Vistas Newsletter

June 2009

Dear Neighbors:

Since the beginning of the year, we've completed a few projects, conducted required maintenance, and realized cost savings. We'd like to share the highlights of these activities with you, and hopefully answer any questions you might have about activities within the neighborhood.

Sincerely,

Your HOA Board of Directors

Laura Manella, Vicky Varga, Cathy Kindberg, Steve Goertzen, and David Hyams

- **Property Taxes Refunded!!!**

**We recovered \$4,832 in over-paid property taxes!** Due to an oversight years ago, our common area tracts were never consolidated by Maracay. When property values increased, each separate common area tract was assessed a huge increase resulting in an outrageous 2008 property tax bill. We hired an attorney, had the tracts consolidated, and filed a notice of claim to have the consolidation retroacted to 2008. After months of waiting, we were granted the appeal and received the refund!

- **Dobson Irrigation Problems Resolved**

For years, the plants and trees have struggled to thrive on the southern end of Dobson near our Armstrong entrance due to low irrigation water pressure. When our common area landscaping was installed 10+ years ago, the line for the external area of our neighborhood started at the Willis/Los Altos entrance. Water must travel down Willis and Dobson to reach the Armstrong entrance. While viewing the site to prepare a bid, another landscaper discovered a subtle water leak. This fluke discovery resulted in the landscapers uncovering an aged irrigation crimp that had been suppressing water flow. Once corrected, water flow improved along Dobson. **Plants have been replaced and a substantial expenditure of approximately \$5,000 was avoided.**

- **Weather-based Irrigation Controller Installed**

The aged irrigation controller in the park was replaced with a "weather-based" model. This Smart Controller uses historical weather data to determine optimal watering schedules and automatically makes adjustments to minimize water costs. The entire installed system only cost \$230, but it is valued at \$1061, **saving over \$800.** Thanks to the diligent efforts of Vicky Varga, we received a discount and a rebate. Vicky attended a City of Chandler sponsored workshop and SRP expo on behalf of the HOA to qualify us for these savings. Note: A pole was installed near the tot lot to house the sensor needed to gather weather data. **Please help steer kids away from this pole.**

- **Neighborhood Youth Clean Up**

On March 6, fifteen neighbors (5 adults, 10 youths) participated in our first organized community trash clean-up project. We removed trash in all of our common area locations. Thank you to everyone who participated!

- **Compilation Completed**

A compilation of our 2008 year end financials has been completed and is on file at Brown Management. Please contact Diana if you'd like to review it. Thank you to our wonderful treasurer, Cathy Kindberg, for compiling this information and **saving us approximately \$300 in accountant fees.**

- **Renter Guidelines Disseminated**

An abbreviated list of common CC&R concerns was created and mailed to renters in Pecos Vistas. This reference document is meant to aid renters by providing them a simplified version of our neighborhood's key requirements and expectations. Homeowners are still responsible for ensuring their tenants comply with the overall CC&Rs; this document is meant to be a handy reference aid to help renters get acclimated to Pecos Vistas' guidelines. Please contact Diana Ebertshauser if you'd like an email copy of the document.

- **Spruce Retention Area Project Completed**

This project was necessary to help control the erosion in the northeast corner of the park. Kids digging under the wrought iron fence and moving the rock have contributed to the change in how water flows through the area. Rip rap had been added to the area, but its placement did not control the water flow. The area has continued to erode. Specialists from the City of Chandler's storm water department visited the site to provide longer lasting suggestions. In May, we hired Red Rock, at a cost of \$1100, to re-slope the area per the City of Chandler's suggestions, strategically replace the existing rip rap, and grout the rip rap below the fence. **Please help sustain this repair by discontinuing any traffic over or under the fence.**

- **Park Dry Wells Cleaned**

Many of you may have noticed a large truck working in the park and wondered what it was doing. It was performing a required cleaning of our three dry wells. These dry wells serve as drains to properly remove the excess storm water that feeds into our park. Over the years, these wells have filled with leaves and other debris. To ensure their continual operation, they were cleaned for the first time in May at a cost of \$2480. The contractor will repair the ruts they caused in the park.

- **Community Garage Sale**

Thank you to Dorothy Boesel and Vickie Johnson for coordinating the May neighborhood garage sale.

### *Plans for the second half of 2009:*

- **Regular HOA meetings: 7/21, 9/15, 10/20, and 11/17** (7PM Hope Covenant Church) - Previous meeting minutes may be reviewed by visiting the "Meetings" section of web site <http://pecosvistas.com>.
- **Annual Meeting: 8/18** (7PM, Location TBD- watch for sandwich board postings in August)
- **Gravel top dress throughout neighborhood**

## *Volunteer Opportunities*

- **Architectural Review Committee**

Are you interested in joining the committee that reviews architectural change requests? If so, please email Diana Ebertshauser, our Property Manager, at [diana@brownmanagement.com](mailto:diana@brownmanagement.com) . You can learn more by visiting the Procedures and Forms section of our web site at [http://pecosvistas.com/Index\\_Procedures\\_Forms.htm](http://pecosvistas.com/Index_Procedures_Forms.htm) .

- **Board Member Position Opening**

One Board member position will be open this August. In the Annual Meeting, we will be voting to elect a neighbor to fill this spot. Please contact Diana Ebertshauser if you are interested or reply to Brown Management's mailing.

## *Housekeeping Reminders*

- **Speeding:** Please drive within the speed limit to safeguard our children and animals.
- **Assessment Payment:** Your efforts to pay your dues on-time are greatly appreciated. On-time payments help us pay the myriad of HOA bills—landscaper, water, electricity, management company, etc. Plus, it minimizes the administrative costs incurred to send late notice reminder letters.
- **Palm Tree Fertilization:** Please check with a local nursery for fertilizer requirements. Many trees in the neighborhood look strained and need attention.
- **House Painting:** Our neighborhood is over 10 years old and the paint is starting to fade. Thank you to all the neighbors who have re-painted their homes. If you are planning to paint your home in the near future, you only need to submit an Architectural Change Request form if you are changing the color(s). The form is available online at [www.pecosvistas.com](http://www.pecosvistas.com) .
- **Exposed Drip Line:** If you have exposed drip line in your front yard, please bury the drip line and/or replant vegetation.
- **Side Yard Gates:** Please remember to use a natural-colored stain on the wood slats in your side yard gates and treat the wood on an annual basis.

## *HOA Classes*

The City of Chandler's HOA Academy offers free classes to Chandler residents who are interested in learning more about HOA process and membership. Please contact the Office of Neighborhood Programs at 480-782-4348 for information. Reading through your HOA's governing documents annually is recommended to keep familiar with the rules and guidelines.

## *Property Manager Contact Information*

Please contact Diana Ebertshauser at Brown Management with any concerns or questions. She may be reached by phone (480) 539-1396 or email [diana@brownmanagement.com](mailto:diana@brownmanagement.com).

*Visit Pecos Vistas Our Web Site: <http://pecosvistas.com> for Contact and Reference Information*