

# National Heritage Award



## AREA NEIGHBORHOOD HERITAGE AWARD FAQ

### What is the purpose of a Heritage Neighborhood?

- *To protect the distinctive characteristics of the district's setting, buildings, structures, landscape features, and public spaces in a manner that is supported by the Governing Documents of Villas West.*
- *To enhance the livability, vitality, stability, and local identity of Villas West as an over 55 pedestrian-friendly, accessible environment.*
- *To maintain the property value of Villas West units.*

### Do property owners receive a tax advantage for being within the boundaries of the Heritage Neighborhood?

*There are no specific tax advantages for property owners. The main advantage is that the neighborhood will have some decision-making power regarding major architectural changes to properties, thus preserving the look and feel for the uniqueness of Villas West.*

### How is this different from a Historic District?

*Attention is paid to maintaining the overall feel of the neighborhood, making a Heritage Neighborhood less restrictive than a Historic District.*

### What are the boundaries of the Villas West portion of the area?

The south side of Esperanza to the north side of Aperio and the west side of La Canada to the west side of Paseo Tierra

### Who makes decisions about the Heritage Neighborhood?

*The Heritage/Compliance Committee is appointed by the HOA Board and any interested homeowner can apply to join the committee. All neighborhood owners are encouraged to participate.*

### What are the functions and duties of the Heritage Committee?

- *Regularly walking the entire campus evaluating each unit for compliance with Villas West rules and regulations.*
- *Documenting violations without confrontation with residents*
- *Informing the committee chair who will then report the infraction to the general manager. The general manager will initiate correspondence with the offending homeowner.*
- *Reviewing the offending unit for compliance after corrections have been made.*

- *Evaluating “for sale units” for violations of rules and regulations that need to be addressed before the final sale is complete.*

### **What will the regulations be?**

*All rules and regulations are already in the governing documents of Villas West. Any new regulations will be drafted by the advisory ad-hoc Heritage Committee with input from Villas West owners. Any proposed regulations will be presented to the HOA Board for approval.*

#### **1. Gates, Doors, Rails, Fences**

- Wrought Iron Security doors, gates, handrails, and fences on back porches must be painted black.
- Wooden gates, wooden fences, and front doors: must be painted Villas West brown.
- Front or rear aluminum screen doors: must be dark brown or dark bronze.

#### **2. Windows**

- Replacement windows may be installed in accordance with VWAS 10.
- No reflective material may be used on windows (inside or outside).
- No blankets, towels, cardboard, or tin foil in the windows
- Solar screens may be installed on all windows
- Exterior rolling shades on rear porches shall be brown or tan on all units.

#### **3. Back Porches**

- Cement Floor
  - Shall be Unpainted
  - Painted with approved outdoor concrete paint (tan or Villas West Brown)
  - Tiled with tan or brown colored tile with a non-slip surface.
  - A non-attached indoor/outdoor area rug in good condition is allowed.
- Carpeting
  - No new carpeting on back porches is permitted
  - No glued down or unfinished edged carpeting
  - Damaged carpet must be removed Carpet glue must be removed

#### **4. Front Patios**

- Exterior rolling shades
  - Installed on front patios shall be solid white, brown, or tan.
  - They shall be placed as close as possible to the supporting beam that holds up the roof
- Storage Cabinets
  - No storage cabinets or shelving over 36” high.
  - Shelves and cabinets may not be attached to walls or posts.
- Plants, Trees, and Scrubs
  - Plants and trees must be kept trimmed away from walls and buildings.
  - Pots on the walls that contain flowers must have drip pans

#### **5. Common Grounds**

Common grounds include all areas outside front patio walls and back porch/sheds. The area directly under living room window can be used to place decorative items or plants.

- No articles (e.g., flowerpots, chairs, grills, bird feeders/houses/baths,

- decorative stakes, flags, artwork, sculptures, etc.) shall be placed by Unit
- Owners and/or residents on or in any of the common grounds.
- No motorcycles or golf carts are allowed in the common grounds and
- porches unless there is an approved parking pad in the back of the unit
- Bicycles may not be hung from porches and must be on the porch or patio.

## VILLAS WEST CHOSEN AS A NATIONAL HERITAGE AWARD RECIPIENT

The Green Valley Villas, East and West, have been chosen as recipients of the National Heritage Award. This award is given to historically documented properties which, by their unique qualities, are a major cut above surrounding properties and have maintained their original distinctive features. The Villas were designed and created by Don Maxon in the 1960's and are based on his visit to the 339-year-old Mexican Colonial community of Alamos, Sonora, Mexico. As a National Heritage Award winning site, this designation will increase the inherent value of our community and should elevate the pride of those living here. There is no cost for this award, and it puts us in some very prestigious company, including the original hotel in the Sonoma wine country town of Glen Ellen, the Chauvet. It is now, more than ever, our job to maintain the original design and beauty of Villas West.

