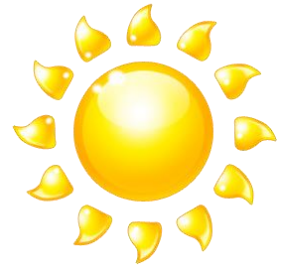


SPRING 2017



# WOODLANDS VILLAGE RESIDENTIAL OWNERS ASSOCIATION



## COMMUNITY EVENTS

The annual **Ice Cream Social** is scheduled for Saturday June 3rd, 10:30am to 1pm. Kiddie Caboose, face painters, balloon twisters, and the Archuletta Ice Cream truck will all be present at the Fresh Aire Street Playground.

Two **Community Garage Sales** are scheduled for the coming months. Saturday, May 13<sup>th</sup> and Saturday, August 26<sup>th</sup> from 8AM to Noon. The Association will provide the advertisements so get your 'excess stuff' ready, to convert it to cash. Also, remember that there are numerous non-profit charities in Flagstaff that are happy to accept donations for their thrift shops if you don't want to participate as a seller (and you can get a tax deduction too).

## THANK YOU!

The Association would like to send a special thanks to resident Spencer Johnson for his time and dedication on constructing (and soon to be installed) a book nook exchange for the community playground. Once the weather clears and the book exchange is installed, feel free to take a book in exchange for leaving a book.

## SPRING CLEANUP/FIREWISE® INTEREST

Spring is in the air and the snow is mostly gone. Make sure to freshen up your landscaping and remove any dead foliage, pine needles, and any other debris that accumulated over the winter.

If you are interested in leading and/or serving on a community Firewise® board, please contact [katy@sterlingrem.com](mailto:katy@sterlingrem.com) so your contact information can be passed along to the local and state Firewise® coordinators. At this time, the certification has lapsed as there is no Firewise board in place. The City of

Flagstaff and Arizona State Forestry departments are committed to help the Boulder Pointe community reinstate their certification and become an active Firewise® community again. It has been reported that some homeowners insurance companies give premium discounts for being in a Firewise® community...let us know if you're interested.

## WOODY WAY/TRAFFIC UPDATE

Board Member Brian Lee Wilson and the Woody Way Access Committee have met with the City of Flagstaff traffic engineer and have been keeping an eye on the development of the neighboring Presidio in the Pines community. The Committee was informed by the Traffic Engineer that Wood Way would not temporarily open for traffic studies until the development is 90% developed and occupied. Various traffic measures would then be taken and recommendations will be made at open public meetings where residents can attend.

As a separate reminder, residents are encouraged to abide by the posted **25 mph** speed limit and make complete stops at marked intersections. Vehicles have been historically known to travel at excessive rates on University Avenue and Highland Mesa Road. Please be conscious and aware of your speed as you travel through the neighborhood.

## CURBING YOUR DOG(S)

Residents are reminded to control pets at all times. Please do not allow your dogs to bark and disturb your neighbors. **Do not allow your dog to run free**; dogs must be kept on a leash (both set forth in the CC&R's and the City of Flagstaff Ordinances). Most importantly, **please clean up after your dogs**. A little consideration goes a long way to maintain neighborhood harmony.

## EXTERIOR PAINTING AND FENCE STAINING

As the houses and fences in Boulder Pointe age, painting and staining is a necessity. Spring is a good time to inspect your property for damage and deterioration and plan for any required maintenance. Don't wait for a notice from the Association.

Remember to submit any changes to your approved paint or stain colors to the Association for written approval from the Architectural Committee. Repainting/staining in accordance with a previously approved color scheme does not require re-approval but a quick email to [katy@sterlingrem.com](mailto:katy@sterlingrem.com) letting the Association know of your upcoming maintenance works would be appreciated.

## SIDEWALKS

### *Clear passage*

As the weather is warming up more homeowners are out and about enjoying the fresh air. Please be sure to not park over the sidewalk. Once your trees/shrubs are in full growth please keep them trimmed back from the sidewalk so that residents do not have to dodge tree branches on their daily walks.

### *Maintenance*

Please remember that the sidewalks in front of and on the side of your lot are your responsibility to maintain and repair, per City Ordinance. The City of Flagstaff offers citizens a 50/50 Sidewalk Replacement Program to assist with the expense of replacing deteriorating sidewalks. A Sidewalk Replacement Form can be obtained on the City of Flagstaff web site ([www.flagstaff.az.gov](http://www.flagstaff.az.gov)).

## SOCIAL EVENTS/GRADUATION PARTIES

Residents are encouraged to inform their guests concerning parking restrictions and requirements to avoid ticketing and/or towing. Vehicles may not be parked so as to restrict street traffic, sidewalks, pedestrian access points, or within 20 feet of an intersection. Violators are subject to ticketing by Flagstaff Police.

## STORE THOSE CONTAINERS AWAY

Remember to store both your garbage and recycle containers away; either in your backyard, garage, or approved screened area immediately after pickup. This responsibility is in both the CC&R's and the City of Flagstaff Ordinances.

## SEASONAL SUGGESTIONS

- \* Check/Replace Furnace Filters
- \* Schedule annual furnace & A/C maintenance
- \* Test smoke/fire detectors and extinguishers
- \* Inspect & clean fireplaces, wood stoves, and chimneys
- \* Clean gutters and check drainage lines for blockage
- \* Remove pine needle buildups from roofs
- \* Check sprinkler systems for winter damage and leaks
- \* Repair landscaping damaged by snow removal
- \* Clean up cinders from sidewalks, landscaping, and curbs
- \* Inspect weatherproofing around doors and windows
- \* Inspect your grill for gas-jet blockage before lighting

## BOARD OF DIRECTORS MEETINGS

All board meetings are posted on the Association's website [www.boulderpointeatwoodlandsvillage.com](http://www.boulderpointeatwoodlandsvillage.com). Meetings are open to the membership, if you plan on attending please check out the association's website to confirm dates and times.

## BOARD OF DIRECTORS ORGANIZATION

The WVROA Board of Directors for this year are:

Eugene Komperda	President/ARC
Brian Kolb	Vice President/ARC
David Schaubert	Sec/Treasurer
Ed Newton	Board Member
Brian Lee Wilson	Board Member
Andrew Zarkou	Board Member/ARC
Vacant	Board Member

## QUESTIONS? ARCHITECTURAL CHANGES? LANDSCAPE PLANS? CHANGE OF MAILING ADDRESS?

ARC applications can be found on the Association website. The ARC meets as needed. Please direct all Association questions to: Katy at Sterling Real Estate Management, 323 South River Run Road, Suite #1, Flagstaff, AZ 86001, or email her at [katy@sterlingrem.com](mailto:katy@sterlingrem.com), (928) 773-0690.

