



Community News

Flagstaff Bulk Waste Schedule

Flagstaff's Bulky Waste Collection Program

Collection instructions

Pile items at the curb no sooner than one week prior to the start date and no later than 6am on the Monday of your collection week
Please keep piles neatly organized and less than 5x5x5 feet
Piles must be kept a minimum 3 feet from all other objects, including utilities, mailboxes, and fences
Piles cannot block right-of-ways, sidewalks, or pedestrian access points

Acceptable items

Non-putrescible trash that doesn't fit in your bin
Small furniture neatly stacked at the curb
Tree limbs less than 5 feet long and 4-6 inches in diameter
Yard debris that is bagged, boxed, or bundled

Unacceptable items

Appliances containing refrigerant/freon
White goods (washer/dryer, dishwasher)
Dead animals, tires, auto parts
Hazardous waste, chemicals, liquids
Construction debris
Queen and king size mattresses
Plate glass, mirrors

Amberwood is in Section 3 and our pickup dates are:

- Jan 22
- Feb 26
- Apr 01
- May 06
- Jun 10
- Jul 15
- Aug 19
- Sep 23
- Oct 28
- Dec 02

Never Miss a Collection Date. You can sign up for reminders at recyclebycity.com/flagstaff/schedule.

Flagstaff Property Taxes

Our property taxes seem to increase each year. Flagstaff property taxes are based on four key factors:

1. Property's Limited Value (LPV)
2. Property's Full Cash Value (FCV)
3. Primary Tax Rate (PR)
4. Secondary Tax Rate (SR)

In 2012 Arizona voters approved Proposition 117 which limited the annual percentage increase in property values used to determine property taxes to no more than 5% and established a single limited property value (LPV) as the basis for determining property taxes. The LPV cannot exceed the FCV. The new law went into effect in 2015. The Coconino County Assessor adjusts the FCV annually based on market conditions, improvements etc. You can see your property's FCV and LPV by searching your property at the County assessor's page [here](#). Or, you can also see the FCV history at the Zillow site for your property. In Amberwood the typical increase in FCV was about 30% for 2023 and is 25% for 2024. A sampling of the county's FCV for Amberwood homes resulted in the following averages: The LPV goes up 5% annually but is capped at the FCV.

- 2020 FCV up 7.9% LPV up 5%
- 2021 FCV down 0.3% LPV up 5%
- 2022 FCV up 2.4% LPV up 5%
- 2023 FCV up 35.3% LPV up 5%
- 2024 FCV up 25.1% LPV up 5%
- 2025 FCV up 1.3% LPV up 5%

Primary rates are set to pay for the basic maintenance and operation of government entities, such as counties, cities, towns, and school districts. Secondary rates are set to pay for bonded debt, special district taxes, and property tax overrides. The state contributes some aid to education which reduces the tax bill. Primary and Secondary rates have remained relatively stable for the past few years so the annual tax increases are mostly a result of the 5% increase in LPV.

Assessed values are 1/10th of the value. Primary and Secondary rates are applied to the LPV which limits the annual tax increases.

$$\text{Tax} = (\text{LPV}/10) * \text{PR} + (\text{LPV}/10) * \text{SR} - (\text{State Aid})$$

For more information go to: [Coconino Tax Information](#)

Safe Sidewalk Code

The City of Flagstaff municipal codes prohibit dirt, cinders, snow, ice, vegetation or any other obstruction from remaining on public sidewalks.

- Any owner, occupant, tenant or person caring for any building, lot or parcel of land that borders a public sidewalk is responsible for clearing those sidewalks.
- All accumulated snow, ice and debris must be removed within 24 hours after accumulation ends.
- Noncompliance: If sidewalks are not maintained, the City of Flagstaff may perform the required cleaning.

To read the complete code please view the [Safe Sidewalk Code](#).

Reporting

- To report a **sidewalk** complaint call **928-213-2104**
- To report a **snowplow** problem call **928-213-2175**
- To report a **Seasonal Parking violation** call the **Flagstaff Police 928-774-1414**

[Safe Sidewalks](#)
[8-03-001-0004 removal of snow and/or ice](#)

Firework Regulations

Firework regulations are covered by Federal regulations (National Forest), Arizona Revised Statutes (ARS), County code, and Flagstaff city code. The Flagstaff Fire Department provides a summary and FAQs [here](#). All fireworks are prohibited in the City of Flagstaff except from June 24th through July 6th and December 24th through January 3rd each year when **permissible** consumer fireworks are permitted.

Permissible consumer fireworks **include** ground and handheld sparkling devices, cylindrical fountains, cone fountains, illuminating torches, wheels, ground spinners, flitter sparklers, toy smoke devices, wire sparklers or dipped sticks, multiple tube ground and handheld sparkling devices, cylindrical fountains, cone fountains, and illuminating torches.

Permissible consumer fireworks **do not include** anything that is designed or intended to rise into the air and explode or to detonate in the air or to fly above the ground, including fireworks known as firecrackers, bottle rockets, sky rockets, missile-type rockets, helicopters, aerial spinners, torpedoes, roman candles, mine devices, shell devices and aerial shell kits or reloadable tubes. These items are NEVER allowed within the city of Flagstaff. If it makes a loud bang it is illegal and a disturbance to the neighborhood. Be considerate of your neighbors.

[Flagstaff Code Section 5-02-002 - REGULATIONS FOR THE USE OF CONSUMER FIREWORKS](#)
[Flagstaff Fire Department on Fireworks](#)

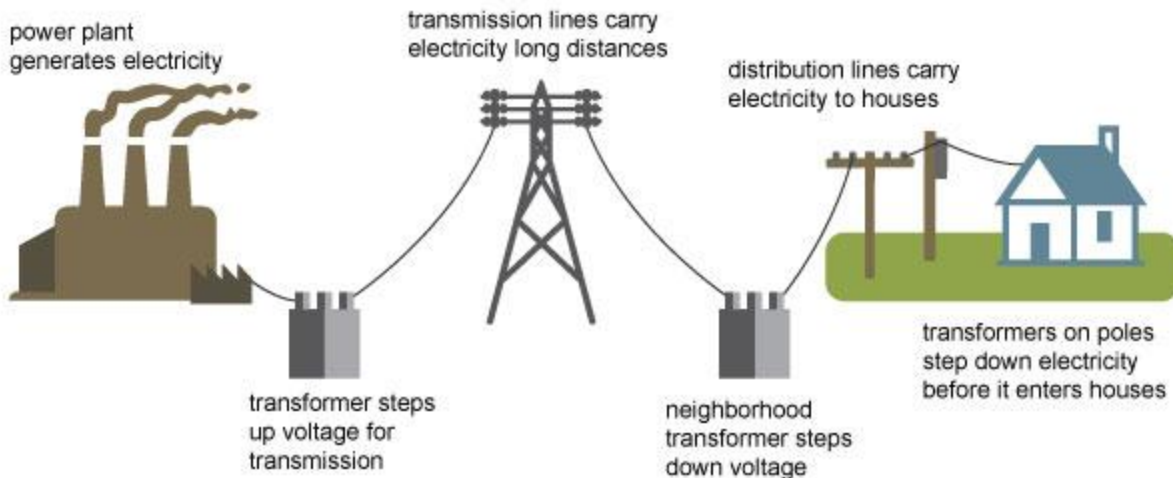
Amberwood Powerlines

Electricity is generated at power plants and moves through a complex system, sometimes called the **grid**, of electricity substations, transformers, and power lines that connect electricity producers and consumers. In the United States, the entire electricity grid consists of hundreds of thousands of miles of high-voltage power lines and millions of miles of low-voltage power lines with distribution transformers that connect thousands of power plants to hundreds of millions of electricity customers all across the country. There are three power grids in the United States:

- The Eastern Interconnection, which operates in states east of the Rocky Mountains.
- The Western Interconnection, which covers the Pacific Ocean to the Rocky Mountain states.
- The Texas Interconnected system.

In our neighborhood we have two sets of powerlines. The larger set are transmission lines and the smaller set are distribution lines. For the most part, distribution lines for Amberwood and Country Club are underground.

Electricity generation, transmission, and distribution



Source: Adapted from National Energy Education Development Project (public domain)

The transmission line alongside Abbey Rd. is a 230 Kv three phase AC line. The smaller set of lines are distribution lines around 33 Kv AC. High voltages are used to keep power losses low and line size (diameter) small. AC is used because the voltage can be easily changed using transformers. To keep line weight low and inexpensive, lines are not insulated. Insulation disks are used between the line and the support structure. Insulation between lines and ground is provided by the air. Thus, higher voltage lines are higher above the ground and there is a greater distance between lines. For more information you could view this [Electric Transmission Video](#).

HOA News

Amberwood Yard Sale

The annual community yard sale is scheduled for Saturday, June 1, 2023. Please mark your calendars.

Amberwood HOA CC&R Amendment

The board is continuing efforts to collect the necessary signatures to approve the proposed amendment that will combine Amberwood Unit I and Unit II into a single HOA. The required signatures (75% of each Unit) have not yet been obtained. Contact any board member or Sterling management to provide your notarized signature. Notarization services can be provided.

The New Amberwood Connection

This newsletter is produced by volunteer members of the Amberwood HOA and approved by the HOA Board. This newsletter is not a product of the HOA management company Sterling Real Estate Management. All correspondence concerning this newsletter should be addressed to amberwoodnews@gmail.com.

This newsletter is distributed by **email only** to the member email addresses provided to the Amberwood HOA. If you did not receive an email copy or if you would like the newsletter sent to an additional or different address please send the following information to amberwoodnews@gmail.com.

First and Last Name(s)

Amberwood Address or Lot Number

Replacement email address (replaces your current email address only for the newsletter delivery)

Additional email address (If you would like an additional copy for another household member)

This is a volunteer project, all HOA members are encouraged to submit comments, articles, recipes, etc for potential inclusion in the newsletter. Address all correspondence to amberwoodnews@gmail.com.

Keep in Touch With Your Community

Official contact with the Amberwood HOA is via the Online Portal, the Amberwood HOA website or Sterling Real Estate Management.

- Online Portal (account required) - <https://sterlinghoa.appfolio.com>
 - Amberwood HOA website - <https://amberwoodhoaaz.com>
 - Sterling Real Estate Management
323 S River Run Rd, Suite 1
Flagstaff, AZ 86001
Phone: 928-773-0690
Email: kim@sterlingrem.com
-

Crispy Gingersnaps

Classic Crispy Gingersnaps are thin and crunchy with the perfect amount of molasses and spice, this easy homemade recipe takes 30 minutes to make!

Ingredients

- 1 ½ sticks unsalted butter, *at cool room temperature*
- 1 ¼ cups granulated sugar
- ¼ cup lightly packed light brown sugar
- ⅓ cup unsulphured molasses
- 1 large egg
- ½ teaspoon salt
- 2 teaspoons baking soda
- 1 ½ teaspoons ground ginger
- 1 teaspoon ground cinnamon
- ¼ teaspoon ground cloves
- ½ teaspoon white pepper
- 2 ¼ cups all-purpose flour

Instructions

- Preheat the oven to 350°F. Line baking sheets with parchment paper.
- In a large bowl beat the butter, ¾ cup granulated sugar, and brown sugar until light and fluffy, about 2 minutes.
- Add the molasses and egg and beat until combined.
- Mix the salt, baking soda, ginger, cinnamon, cloves, white pepper, and flour. Add to sugar-molasses mixture and beat until combined.
- Place the remaining ½ cup sugar in a shallow dish. Scoop the dough into 1 ½ tablespoon balls and roll in the sugar before placing on the baking sheet, leaving plenty of room for spread.
- Bake for 15 minutes or until the cookies are spread and the surface looks crackled.
- Let cool on the baking sheets for 5 minutes before removing to wire racks to cool completely.