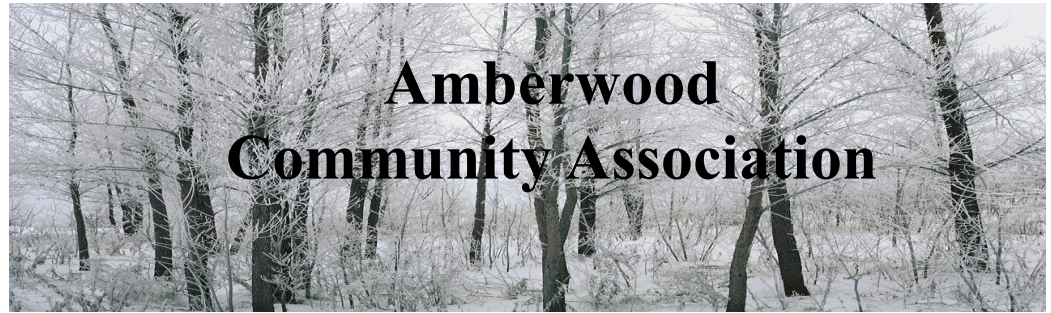


Amberwood
Community Association
c/o Sterling Real Estate Management
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Flagstaff, AZ 86001

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BOARD UPDATES

2024 Board of Directors

At the annual meeting, the members voted to elect the following individuals to serve as the 2024 Board of Directors:

Julie Sansone	Clarke Goodman
Karl Epps	Patricia Palmer
	Greg Sampson

CC&R Amendment

The Board continues to work on collecting the necessary signatures to approve the proposed Amendment and Restatement of the Declaration. The Amendment is necessary to combine the two (2) Associations and continue to conduct business as one HOA. In an effort to try to get the final consent forms, the property manager will be reaching out to owners to answer questions and to facilitate the execution of the document.

Firewise Tree Work

The Board completed the final phase of firewise tree work in the common areas and will transition to ongoing maintenance going forward.

Short Term Rentals

The Amberwood Association documents do not prohibit short term rentals. While the HOA has no jurisdiction on the matter, the City of Flagstaff has as recently passed a STR code that becomes effective November 1, 2023. This new code requires the owner of a STR to obtain an annual license and notify all adjacent neighbors (front, back, side, and diagonal properties) with their contact information. Owners are encouraged to contact the private property owner and/or the City (928-714-7951) if they experience issues with short term tenants.

THE NEW AMBERWOOD CONNECTION

The Board of Directors is reinstating a newsletter that will be produced by volunteer members of the Amberwood HOA and approved by the HOA Board. The newsletter will be prepared several times throughout the year and distributed by email only to the member email addresses provided to the Amberwood HOA. If you wish to receive the newsletter and don't have an email on file, please email the community manager to have your account updated.

ARCHITECTURAL REVIEW

Please recall that all improvements to your lot and residence, including landscaping, painting, sheds, satellite dishes, the installation of window tint and exterior lighting changes require review and approval by the Amberwood Design Review Committee. The [application](#) is available on the portal or the website.

SNOW REMOVAL

The City of Flagstaff's winter parking restrictions began Wednesday, Nov. 1 and last until April 1, 2024. Parking on city streets and alleyways will be prohibited from midnight to 7 a.m. The ordinance is enforced by the Flagstaff Police Department and vehicles parked in violation may receive a ticket and/or be towed.

All owners are responsible for clearing the sidewalk in front of their residence. If you own a corner lot, you are also responsible for the sidewalk along the side streets. Please be sure to shovel the sidewalk as soon as convenient, but no later than 24 hours after the storm.

STATE LAND/OFF HIGHWAY VEHICLES

Did you know that a recreational permit is required to use the State Land adjacent to Amberwood and that one of the terms and conditions of the permit is that recreational motorized vehicles shall not be operated within 1/4 mile of any building (occupied or not) or paved surfaces (roadways). It is requested that owners abide by the rules out of courtesy for the residents that back up to the State Land.

Happy Holidays!