Arrowhead Homeowners Association

FAQ's

AHP HOA Members: the following is a list of Frequently Asked Questions about our neighborhood, the CC&Rs, member responsibilities, the Board/Architectural Committee as well as general maintenance tips. If you have any questions, please contact anyone on the Board.

How do I contact the Board?
You can reach board members in several ways. Use the "contact us" link on AHPHOA.com (https://ahphoa.com/contact-us), call or send an email (board member contact details are listed on the homepage of AHPHOA.com), or send an email to the AHPHOA Gmail (aphomeownersassociation@gmail.com).

Do I need approval for projects?
Yes, see CC&R Articles 9.1 – 9.12
Members need prior approval from the Architectural Committee for new roof shingles (quality and color unless it is a replacement in kind), fences, structural additions (e.g., backyard shed, new deck including plan, location, materials), house/fence paint (if changing colors, major landscaping renovation and permanent lighting changes. Prior approval is required to ensure harmony of design, materials and color scheme in relation to surrounding homes and the overall aesthetic appeal of our neighborhood.

How do I contact the Architectural Committee for approval?
The contact information for the members of the Architectural Committee are listed on the homepage of AHPHOA.com. You can also use the "contact us" link on AHPHOA.com (https://ahphoa.com/contact-us), or send an email to the AHPHOA Gmail (aphomeownersassociation@gmail.com)

What type of shingles should I use?
See CC&R Article 9.10 – examples of suitable shingles are on the AHPHOA.com website under the More/Documents tab on the top right of the homepage (https://ahphoa.com/ahp-hoa-documents). *Prior written approval from the Architectural Committee is required.*

Can I build a shed in my backyard?
Yes, there are guidelines on the AHPHOA.com website under the More/Documents tab at the top right of the homepage (https://ahphoa.com/ahp-hoa-documents), You need to submit a detailed written plan including materials and colors and *you need prior written approval from the Architectural Committee before starting*.

When do I need to repaint my house?
There are guidelines on AHPHOA.com under the Lawns/Weeds/Fences/Paint tab at the top of the homepage (https://ahphoa.com/lawns%2Fweeds%2Ffences%2Fpaint) and *you need prior approval from the Architectural Committee if you are changing colors.*

Should I stain or paint my fence?
There are guidelines on AHPHOA.com under the Lawns/Weeds/Fences/Paint tab at the top of the homepage (https://ahphoa.com/lawns%2Fweeds%2Ffences%2Fpaint) and *you need prior approval if you are changing colors from the Architectural Committee.*
Fence maintenance has been and continues to be a recurring theme in our neighborhood for compliance issues with the CC&Rs.

How often should I water and how do I control weeds?
There are helpful links on AHPHOA.com under the Lawns/Weeds/Fences/Paint tab at the top of the homepage (https://ahphoa.com/lawns%2Fweeds%2Ffences%2Fpaint).
Weed maintenance has been and continues to be a recurring theme in our neighborhood for compliance issues with the CC&Rs.

How do I find out about neighborhood events?
The AHP HOA events are posted on the website (https://ahphoa.com/events).

How can I contact neighbors?
The AHP HOA directory is available online (https://ahphoa.com/m/login?r=%2Fdirectory) and a printed version was distributed last year. If you do not have access to the private pages of the website, use the contact us link (https://ahphoa.com/contact-us) to request access.

How do I find out more information about our HOA (CC&R's, Board minutes, Treasurers report, etc.)?
All of the information is regularly updated on our website (ahphoa.com), there are links at the top of the homepage for the Board Meeting Minutes, Treasurers Reports and HOA Documents (under the More/Documents tab which includes the CC&Rs and bylaws). If you want access to the private pages of the website, use the "contact us" link (https://ahphoa.com/contact-us) to request access.

June, 2025

Arrowhead Point CC&R requirements for shingles

9.10 Restrictions as to Roof Construction. **[As revised by Amendment 3, 22 June 1998]** Roofs ~~shall~~ **will** be covered with shingles of wood, ~~or with~~ slate, ~~or~~ tile, **or products resembling the look of those materials,** and of ~~such~~ construction as approved by the Architectural Committee. **Roofs may also be covered with laminated, fiberglass based, 40 year minimum warranty, Architectural Composition products as approved by the Architectural Committee. The Architectural Committee will identify, maintain and update a list of suitable options.**

Listed below are examples of approved shingles. Note, this is not a comprehensive list. Other shingles and manufacturers that meet the criteria of article 9.10 may be approved.

GAF Grand Sequoia

Grand Sequoia®

★★★★★ 4.8 (122)

Artisan-crafted shapes combined with oversized tabs result in a sophisticated beauty unmatched by typical s

Cedar

Mesa Brown

Weathered Wood

Autumn Brown

Charcoal

Timberline HDZ®

Compare

★★★★★ 4.8 (18961)

GAF's #1-selling shingle. High Definition® color blends backed by strong warranties.

Pewter Gray

Copper Canyon

Birchwood

Cedar Falls

Barkwood

Weathered Wood

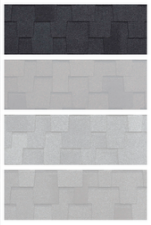
PABCO Paramount

Paramount
Signature Cut Shingles

THE ORIGINAL. THE SIGNATURE.

Beauty, performance, and reliability is evidence you can trust. Paramount® is our original, signature cut, open-tooth architectural shingle, on which our legacy of success has been built.

No matter what you're looking for in your shingles, Paramount® delivers. Paramount is available in four colors, meets UL790 Class A Fire Resistance Standard, offers a Limited Lifetime warranty, and features Algae Defender®. Paramount is the premium modern shingle for your home.



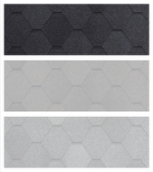
PABCO Casdade

Cascade
Signature Cut Shingles

HARNESS YOUR HOME'S HISTORY.

Our unique and distinguished Cascade™ diamond-shaped shingle is the perfect choice for your historical-style home.

Featuring our exclusive U.S. patented design, Cascade shingles have a style that honors your home's heritage. The unique shape accentuates roofs that are steeply sloped, offering a glimpse into an idyllic past. Cascade is available in three classic colors, meets UL790 Class A Fire Resistance Standard, offers a Limited Lifetime warranty, and features Algae Defender®.



Certainteed Presidential

Presidential Shake, shown in A

COLOR AVAILABILITY

PRESIDENTIAL SHAKE®

- Two-piece laminated fiberglass construction
- Distinctive sculpted, rustic look
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 30-year **Streak***Fighter*® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- Presidential Starter (required) and hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

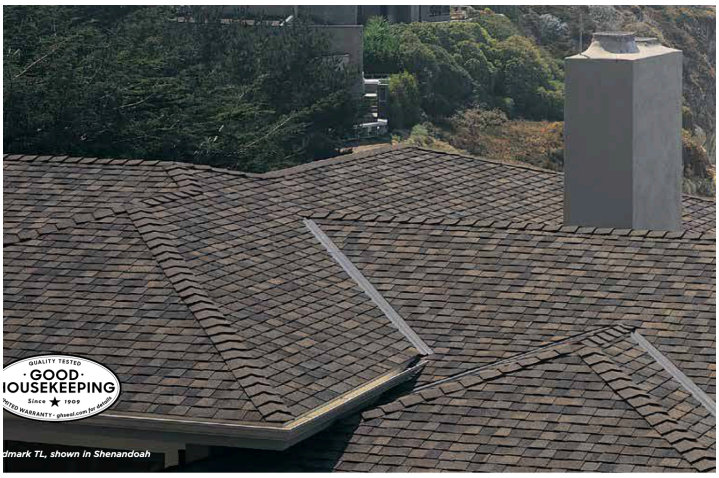
Impact Resistance:
- UL2218 Class 3

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

Scan code for more information

Certainteed Landmark TL



dmark TL, shown in Shenandoah

LANDMARK® TL

- Three-piece laminated fiberglass construction
- Rustic appearance of hand-split wood shakes
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 30-year **Streak***Fighter*® algae-resistance warranty
- **Nail***Trak*® extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

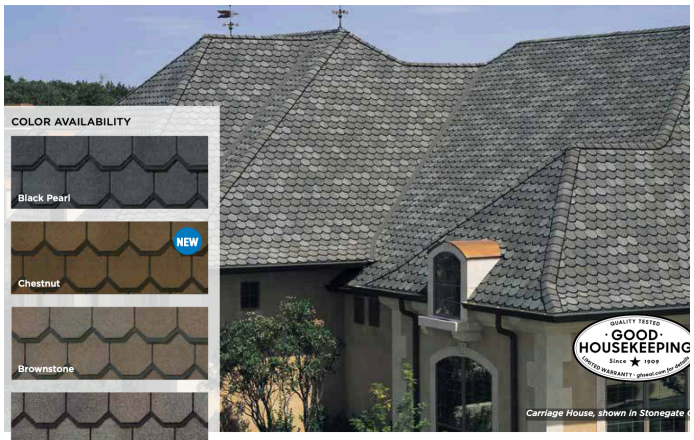
Impact Resistance:
- UL2218 Class 4

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

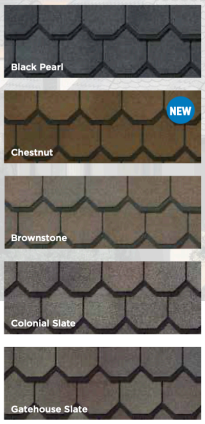
COLOR AVAILABILITY

Certainteed Carriage House



Carriage House, shown in Stonegate

COLOR AVAILABILITY



CARRIAGE HOUSE®

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 30-year **Streak***Fighter*® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- Hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

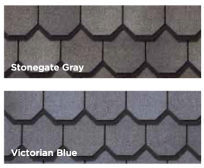
Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:
- UL2218 Class 4

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

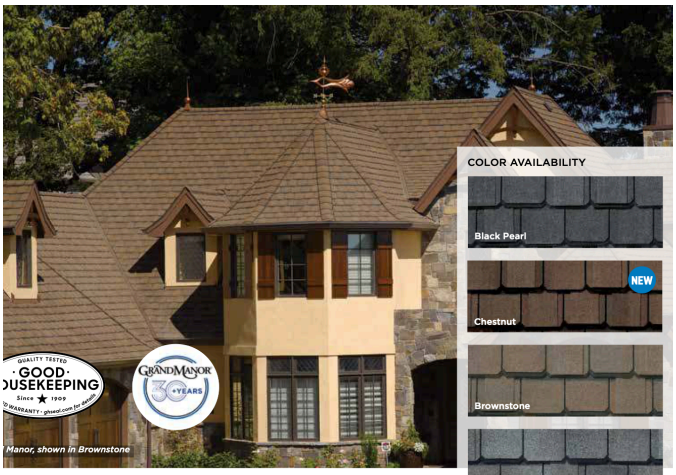
Scan code for more information



GRAND MANOR and CARRIAGE HOUSE SHINGLES

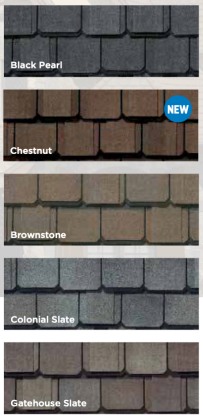
These two shingles can be combined to create a myriad of custom patterns, emulating traditional slate roof designs.

Certainteed Grand Manor



Manor, shown in Brownstone

COLOR AVAILABILITY



GRAND MANOR®

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 30-year **Streak***Fighter*® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:
- UL2218 Class 4

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

Scan code for more information

Guidelines for Shed Construction:

These guidelines outline the requirements for constructing sheds within our HOA community. All shed construction proposals will be reviewed by the Architectural Committee in accordance with these guidelines. It is important to note that the primary purpose of allowing sheds in our community is for the storage of garden tools, pool equipment, lawn mowers, BBQs, and similar items. Sheds shall not serve as a substitute for a garage, workshop of any type, office or living quarters.

Size:

1. Sheds should have a footprint no larger than 6'x8' or similar dimensions. Sheds exceeding 60 square feet are prohibited.
2. The maximum height of sheds, including the roof apex, should not exceed 7 feet 6 inches. This restriction aims to address concerns raised by neighbors regarding the visual impact of sheds from their backyards.

Construction:

1. Sheds should be constructed using heavy-duty resin or wood but not metal. Metal sheds rust out very quickly and have low durability. Professional construction and design is required for all sheds. However, the architectural committee may consider approval for homemade sheds if comprehensive plans are submitted for review and approval by the committee.
2. Sheds should be built on a slab, gravel, or paver base. These are recommended for stability and enhanced durability, especially on damp ground.
3. Sheds that require building permits, electrical permits or footings are strictly prohibited.

Location & Appearance:

1. Shed colors should be similar or complementary to the colors used for your home and homes within our neighborhood. While achieving an exact match may be challenging, the objective is to maintain a harmonious appearance within our community and as referenced in the CC&R's, Article 9.1.
2. Homeowners are encouraged to ensure that shed locations do not cause disagreements with neighbors, especially if they are in view or adjacent to a neighbor's fence.
3. Each lot is permitted to have only one shed.
4. While there is no specific Spokane County code requirement for an air gap between sheds and fences, garage walls, or house walls, it is highly recommended to maintain at least a 1 ½ foot clearance. This clearance helps with proper ventilation and mitigates potential water damage and fungus that may arise from contact with snow, sprinkler water, and rain.

Existing Sheds:

1. If you already have a previously existing shed as of June 22,2022, it is grandfathered, and you will not be required to replace or modify it.
2. However, it is necessary to record your previously existing shed with the Architectural Committee with a few photographs, the shed dimensions and its location on your lot. Failure to record your existing shed with the HOA Board will mean that a complaint about your shed from an HOA member will indicate that

a shed has been erected on your property without HOA approval. You will then be required to meet all the guidelines in this document or remove the shed.

New Sheds:

1. To submit your shed construction project for approval, please email the Architectural Committee with reference to your plan. Include details regarding the size, construction materials, and proposed location and appearance of your shed. The committee will carefully review your submission as an "exemption" to the existing CC&Rs because backyard structures such as sheds are not permitted in Arrowhead Point. The submission will be reviewed in accordance with the guidelines outlined above and the Arrowhead Point CC&R's.

2. The Architectural Committee will maintain a record of all submissions and approvals concerning existing and new sheds. Certificates of Compliance will be issued to the homeowner as per Article 9.4.

3. Thank you for your cooperation in adhering to these guidelines.

House Paint Maintenance Tips

Why is the exterior paint on your home so important? The exterior house paint is significant for many reasons. The exterior paint is the first layer of protection for your house. It can protect your home from weather, insects & other damage. Also, it is essential for home maintenance as well. Of course, the other factor is that house paint enhances and beautifies the personality of your house. So it is vital to take enough time planning which shades, colors, and paint styles you need to decorate your home.

9 Signs for New Exterior Home Paint:
So when it is time to repaint your house? Well, there is no actual timeline to repaint a home. It varies relying on different aspects. When paint peels, fades or chips, it is time to repaint of course. Below we will discuss some more signs that indicate it is time to repaint your house.

1. Fading Paint: Fading is a painting term which means loss of color. Faded paint seems a displayed area of your home. It is one of the most significant signs that indicate that your home exterior needs to repaint. The scorching heat of the sun causes the paint to fade which is easy to identify.
2. Peeling Paint: You need to take action when the paint of your home starts to peel off. The peeling paint of your house is a warning sign. The sun, rain, and snow can peel the exterior paint. Peeling paint implies your wood or other outer part is disclosed, and that leads to decay, mold & mildew.
3. Flaking, Cracking or Bubbling paint: Flaking, cracking or bubbling paint is a sign due to poor weatherproofing. They are frequently signs of wet and dry rot. Also, they are caused by disclosure to:
• Harsh Winters

• Heavy sunlight
• Storms
• Extreme humidity
• Blowing sand, dirt and other debris

4. Damaged Stucco, Wood or Cedar: Some people believe that some particular types of wood never need painting. But it is not true; you may see cracks in the wood. So it does not matter the material or color is, every home exterior needs protections.

5. Chalky Residue: Touch the painting of your house. Have you found a chalky residue on your fingers? The chalk is a vital sign which also indicates that your home needs to be repainted.

6. Hardened Caulking: Caulking is designed from materials that enable it to expand during changed weather situations. Nevertheless, this continuous expanding can cause the caulking to lose its flexibility. If the caulking is hard, it is time to re-caulk.

7. Outdated Colors: When did you last paint your home? The exterior painting colors are changing over time. The paint colors that you used on your home may be outdated today.

8. Personal choice: Have you an idea to change the color of your house? Or do you think that it is time to update the painting of your home exterior? Well, it is time to do that. Always consider the color that you would like to have. You can talk to the Architectural Committee about which colors are approved by the homeowners' association.

9. Dirty Patches (that don't clean): If you get a dirty patch on the surface of your home that you cannot clean, then it is wise to repaint your house. A new coat of paint can give your home exterior a fresh and attractive look.

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Best Practices for Painting or Staining Fences in Spokane, WA

Spokane's climate—with its cold winters, hot summers, and wet springs—demands careful preparation and product selection for fence painting or staining. Below are expert-backed best practices for achieving a durable, attractive finish:

1. Decide: Paint or Stain?

- **Stain is generally preferred** for wood fences in the Pacific Northwest. Stain penetrates wood, resists peeling, and is easier to maintain than paint, which can flake and peel in Spokane's variable weather[1][2][3].
- If you want an opaque, painted look but with easier maintenance, use a solid-body stain instead of traditional paint[1][3][2].

2. Choose the Right Product

- **For stain:** Select a product formulated for the Pacific Northwest, with UV inhibitors and mildewcides to protect against sun and moisture[3][4].
- **For paint:** Use high-quality exterior paint designed for wood and outdoor use[5][6]. For metal or vinyl fences, use primers and paints specifically formulated for those materials[7].
- Always check product labels for temperature and humidity recommendations.

3. Preparation is Key

- **Clear the Area:** Move plants, furniture, and cover nearby surfaces with tarps or plastic sheeting[6][7][8].
- **Clean Thoroughly:** Remove dirt, mold, and mildew using a wire brush, outdoor detergent, or a specialized cleaner. For moss and algae, use a fungicidal wash or a product like "30 Seconds" (green version for spray-and-wait, blue for scrub-and-rinse)[6][9][4].
- **Repairs:** Fix or replace damaged boards. Fill holes or cracks with exterior wood filler and let dry[6].
- **Sanding:** Sand away any flaky old paint or rough spots to ensure good adhesion[6][1].
- **Drying:** Let the fence dry completely after cleaning, especially if you've pressure washed it. Moisture in the wood will prevent stain or paint from adhering properly[1][3].

4. Priming (If Painting)

- Apply an exterior wood primer, especially on bare or previously painted wood[6][9].

- For metal or vinyl, use a primer designed for those materials[7].

5. Application Tips

- **Weather:** Paint or stain on a dry day with temperatures between 35°F and 100°F and low humidity. Ensure no rain is forecast for at least 24–36 hours[7][3].
- **Tools:** Use a brush or roller for control, especially near the house or plants. For large, open areas, a sprayer can save time but requires careful masking to prevent overspray[3][10][6].
- **Technique:** Apply stain or paint along the wood grain in long, even strokes. Avoid pooling or drips. For stain, keep a wet edge to prevent lap marks[3].
- **Coverage:** Plan for two coats for best durability, especially with paint. For stain, one coat may suffice, but a second can deepen color and protection[9][3].

6. Post-Application

- Allow the finish to dry thoroughly before exposing the fence to moisture or heavy use. Drying times vary by product and weather conditions—typically 24–48 hours[3][7].
- Clean tools promptly and dispose of any waste according to local regulations.

7. Maintenance

- Inspect your fence annually. Clean off debris, touch up any worn spots, and reapply stain or paint as needed to maximize longevity[11][3].

Quick Comparison: Paint vs. Stain for Spokane Fences

Feature	Paint	Stain (Solid/Semi)
Longevity	Prone to peeling/flaking[1]	Wears gradually, easy to renew[1][3]
Maintenance	More prep for touch-ups	Easier to reapply, less prep
Appearance	Opaque, wide color choice	Natural wood look (semi), solid color (solid stain)
Best for Spokane?	Not recommended for wood	Recommended for wood fences

Local Pro Tip

For the best long-term results, **pre-stain or pre-paint all sides of wood boards before assembly**, especially where boards overlap. This prevents water intrusion and premature peeling or rot[12].

By following these best practices and choosing products suited for Spokane's climate, you'll ensure your fence remains attractive and protected for years.

⁂

1. https://www.reddit.com/r/paint/comments/1d73t3w/debating_between_staining_or_painting_my_fence/
2. https://fenceworksnw.com/blog/to-paint-or-to-stain-the-best-way-to-protect-your-fence/
3. https://www.ricksfencing.com/the-ultimate-guide-to-staining-your-fence-or-deck/
4. https://www.pacificfence.com/blog/fencing-tips/tips-for-painting-and-staining-a-fence/
5. https://hensleybrothers.com/spokane-wa-fence-painting
6. https://www.ranchersfencingandlandscaping.com/best-practices-for-painting-a-wooden-fence/
7. https://www.benjaminmoore.com/en-us/interior-exterior-paints-stains/how-to-advice/exteriors/painting-outdoor-fence
8. https://www.sherwin-williams.com/en-us/project-center/paint/how-to-paint-wood-fence
9. https://www.reddit.com/r/diynz/comments/10e7a0b/definitive_guide_to_preparing_a_fence_for_painting/
10. https://www.lowes.com/n/how-to/paint-or-stain-a-fence
11. https://www.mrhandyman.com/spokane/carpentry/fence-installation-repair/
12. https://www.spokesman.com/stories/2022/jun/11/ask-the-builder-get-fancy-with-wood-fencing/

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Best Watering Practices for Lawns in Spokane, WA

Watering Frequency and Amount

- Water deeply and infrequently rather than shallowly and often. Deep watering encourages deep root growth, making your lawn more drought-tolerant[1][2][3].
- Most Spokane lawns need about 1 inch of water per week during the growing season, including rainfall. Adjust for weather and soil type: sandy soils may need more frequent, lighter watering, while clay soils retain moisture longer and require less frequent watering[1][2][3].
- During spring, aim for 0.5 to 0.75 inches per week, increasing to about 1 inch as summer heat intensifies[4].
- For newly seeded or sodded lawns, keep the top ½–2 inches of soil moist with light, frequent watering until established[5].

Timing

- Water early in the morning, ideally between 4 a.m. and 10 a.m., when temperatures are cooler and winds are calmer. This reduces evaporation and helps prevent lawn diseases[6][5][7][8].
- Avoid watering in the middle of the day (10 a.m. to 6 p.m.) due to high evaporation rates and city restrictions[6][8][9].
- Watering in the evening is not recommended as it can promote fungal diseases[5][7].

How to Measure and Adjust Watering

- Use empty cans (like tuna or cat food cans) placed around your lawn to measure how much water your sprinklers apply in a given time. Adjust sprinkler run times so you reach the desired depth (usually 1 inch per week)[5][2][3].
- Check soil moisture by probing with a screwdriver or trowel. The soil should be moist to a depth of 6–8 inches after watering[5][7].
- Let the top few inches of soil dry out between waterings to allow roots and soil life to breathe, and to prevent disease[3].

General Guidelines & City Rules

- Do not water more than four days per week, per Spokane city recommendations[9].

- Most lawns do well with watering twice a week; increase frequency only during prolonged hot, dry spells[1][10][7][9].
- Adjust your watering schedule based on rainfall and temperature—water less during cool, wet periods and more during hot, dry weather[1][2].

Additional Tips

- Consistency is important: avoid letting your lawn go dormant and then resuming watering, as this stresses the grass[7].
- Aerate compacted soil to help water penetrate more deeply[7].
- Use a timer to ensure you do not overwater or forget to turn off sprinklers[7].
- Consider drought-tolerant or native grass species for reduced water needs[6].

Summary Table: Spokane Lawn Watering Practices

Practice	Recommendation
Frequency	1–2 times/week (up to 4 in summer)
Amount	1 inch/week (including rainfall)
Best Time	Early morning (4–10 a.m.)
Method	Deep, infrequent watering
Soil Check	Moist 6–8 inches deep after watering
Tools	Rain gauge, cans, timer
City Restrictions	No watering 10 a.m.–6 p.m.; max 4 days/week[9]

By following these practices, you'll maintain a healthy, resilient lawn while conserving water and complying with Spokane's local guidelines.

What mowing height is best for Spokane's cool-season grasses during summer

The best mowing height for Spokane's cool-season grasses during summer is generally between 3 and 3.5 inches. This height helps shade the soil, retain moisture, and protect roots from the region's summer heat. For specific grass types commonly found in Spokane:

- **Kentucky Bluegrass**: 2.5 to 3 inches[11][12].
- **Perennial Ryegrass**: 2.5 to 3 inches[11][12].
- **Tall Fescue**: 3 to 3.5 inches, or even up to 4 inches for maximum drought protection[11][13][12].
- **Fine Fescue**: 1.5 to 3 inches, but keeping it on the taller end during summer is beneficial[12].

Raising your mowing height in summer helps your lawn out-compete weeds, conserve water, and endure hot, dry conditions typical of Spokane summers[13][14].

1. https://spokaneelawncare.com/the-ultimate-guide-to-watering-your-spokane-lawn/
2. http://irrigation.wsu.edu/Content/Fact-Sheets/FS362E.pdf
3. https://www.spokanecounty.org/DocumentCenter/View/2943/Smart-Watering-PDF?bidId=
4. https://www.lawnstarter.com/blog/washington/spokane-wa/spring-lawn-care-tips-spokane-wa/
5. https://spokanesfinestlawns.com/best-time-to-water-grass/
6. https://my.spokanecity.org/publicworks/water/water-wise-spokane/outdoor-conservation/
7. https://senske.com/blog/expert-lawn-watering-tips/
8. https://www.greenleafwa.com/index.php/2025/05/06/irrigation-services-spokane/
9. https://my.spokanecity.org/publicworks/water/water-wise-spokane/watering-rules-and-drought-response-measures/
10. https://www.reddit.com/r/Spokane/comments/15wgabu/seeking_advice_on_lawn_watering_schedule/
11. https://pacific-lawn.com/2025/05/22/your-summer-mowing-guide-for-the-greater-spokane-area/
12. https://www.wikilawn.com/lawn-care/wa/spokane/best-grass-seeds-spokane/
13. https://blog.davey.com/recommended-lawn-mowing-heights-by-season-spring-summer-fall/
14. https://www.reddit.com/r/Spokane/comments/mm6beq/new_home_owner_lawn_advice_seasonal/

Useful web sites about controlling weeds in your flower beds and shrubbery planting areas.

But first: Some Questions and Answers on Glyphosate and Round Up

https://gardeningsolutions.ifas.ufl.edu/care/weeds-and-invasive-plants/not-all-roundup-is-glyphosate/

https://www.fda.gov/food/pesticides/questions-and-answers-glyphosate

It doesn't take much reading to learn that Round Up has changed their formula and eliminated the use of glyphosate in their formula for homeowners. In fact, a check of the formulas for big box stores like Home Depot and Lowe's show no glyphosate in any of the weedkillers for sale.

So, if you are comfortable with the new formulations, you can easily use them to kill weeds AND the roots. They are remarkably effective.

If you are still hesitant to use commercial weed killers, there are various Roundup alternatives for controlling weeds. Ways to control weeds include using mulch, herbicidal soap, corn gluten, manual removal, or iron-based herbicides. Some organic herbicide brands can also help control weeds, but they are most effective when the weeds are newly sprouted.

Most home recipes for weed killer involve using vinegar, salt and dish soap. However, it is important to note that vinegar (acetic acid) needs to be used in concentrations above the 5% solution found in household vinegar. The ratio of ingredients for a homemade weed killer made with vinegar, salt, and dish soap is typically ½ gallon of 30% vinegar, ½ gallon of water, 1 cup of salt, and 1 tablespoon of dish soap mixed in a 1 gallon sprayer. You can also pour the mixture into a small spray bottle and spray it on weeds. Experts say that the mixture is most effective on warm, dry, sunny days especially when the weeds are actively growing/emerging.

An AHP HOA member gave the HOA permission to test the above formula on a weed choked gravel pathway in their yard and it worked extremely fast and was effective.

However, vinegar also does NOT kill the roots and will have to be reapplied more frequently than herbicides. Here are some helpful websites. Making your own mixture is very easy and inexpensive as well.

https://www.bobvila.com/articles/best-weed-killer-for-flower-beds/

https://www.ars.usda.gov/news-events/news/research-news/2002/spray-weeds-with-vinegar/#:~:text=A%20bottle%20of%20household%20vinegar,this%20in%20about%202%20hours.

Other ways to control weeds in planting beds

Using a weed barrier is an extremely good idea and works very well if you buy a high-quality barrier and carefully install it.

https://edis.ifas.ufl.edu/publication/ep523

Weed Control Fabric 101: How to Choose the Best Weed Barrier Material for your Landscape

https://www.landscapediscount.com/Weed-Control-Fabric-101-s/2007.htm

How to Use Mulch to Keep Weeds out

https://scotts.com/en-us/how-to/how-to-control-weeds-naturally-with-mulch.html

CC&R Highlights

(Covenants, Conditions and Restrictions)

Topic	Summary	Comment
Amendments §11.3, p. 24	Until June 2007, it takes a 90% favorable vote of lot owners to change the CC&Rs, 75% thereafter.	There have been 5 amendments to §6.1.4, §8.2, §8.15 §9.10 and §9.12. The changes are included in the online version (https://ahphoa.com/ahp-hoa-documents)
Animals §8.11.1-8.11.3, p. 18	Typical household pets like dogs, cats and birds are ok, but not commercial breeding. Not ok are livestock and poultry. Keep dogs leashed and under close supervision.	The normal civility when walking dogs is to keep them leashed, scoop the poop and take both home with you. **Spokane County has other restrictions.**
Antennas §8.16, p. 19	No higher than 10 feet above the roofline. Architectural Committee could approve higher.	TV and radio reception antennas are contemplated. Transmitting antennas must not impose radio frequency interference on neighbors.
Association duties and powers §5.1.1-5.1.6, pp. 14-15	The Arrowhead Point Homeowner's Association, through its Board and committees (especially the Architectural Committee), has the **obligation and authority** to enforce the CC&Rs.	**As part of the title closing process, purchasers of homes in Arrowhead Point agree to be bound by the CC&Rs.** Failure to comply with the intent of the CC&Rs may cause monetary or legal action. The names and phone numbers of Board and Committee members are listed on the home page of the website (AHPHOA.com).
Architectural Committee §9.1-9.12, pp. 19-22	**No structure of any kind can be built (or if built, kept) on a lot without prior application to, and prior approval from this Committee**. Shed guidelines were adopted in July 2023 (see AHPHOA.com under More/HOA Documents). Significant landscaping and planting changes are also under their authority.	A big part of keeping resale values high is maintaining the harmony of design and quality of materials in the neighborhood. Refrain from any major changes to the outside of your house until you discuss with and obtain approval from the Architectural Committee.
Assessments ("dues") §4.1-4.8, pp. 11-14	The board sets the budget, and a quorum of lot owners at the annual meeting must vote to disapprove. Late fees apply for unpaid annual dues. Ultimately, unpaid dues will be collected by lien or lawsuit.	Large common property projects such as the Mill Rd fence replacement are not possible without timely payment of assessments. If cash flows are uncertain, planning for an improvement can't start and ongoing projects must be deferred or stopped.
Business activity restrictions §8.2, p. 17	Home office type business are ok. Not ok are larger businesses involving lots of traffic, bulky inventory, commercial vehicles, parking issues, **short term/vacation/bed & breakfast or room rentals, etc**. No outdoor storage or activity should indicate a business is active. This means specifically that commercial vehicles can't be parked outdoors.	8.2 and 8.15 have additional restrictions on private and commercial vehicles (see amendment 4 to CC&R's recorded with Spokane County 8/15/2023)
Construction (unapproved) §9.3, pp. 20-21	There are penalties for construction activity that has not been approved by the Architectural Committee.	Architectural committee approval considers both design and construction materials of the proposed project.
Exceptions §11.5, p. 24	A 2/3 vote of the Board can grant exceptions to CC&Rs if deemed to be in the best interest of the Association and the CC&Rs.	
Fences & Borders §9.1, p. 19; §9.11, p. 22	**The Architectural Committee must review written plans and give approval before construction starts.** Plants used as lot borders must also have Arch Committee prior approval.	In the interest of neighborly good will, it is best to confer with adjacent lot owners when considering fences and borders. **There are additional Spokane County rules.**
Garbage §8.6, p. 17	No dumping. Keep waste in sanitary containers.	**The historical neighborhood practice is garbage cans and yard waste containers should be stored out of public view.**

CC&R Highlights

Intersection sight lines §8.9, p. 18	Plants and structures near street corners and driveways must not impact drivers' view. Tree branches should be pruned up and shrubs pruned down to keep the 2 ft to 6 ft elevation clear, for 25 ft back from street corners and 10 ft away from driveway exit corners. There are specific instructions for how to measure.	Related to this is how we drive. The speed limit in our neighborhood is **25 mph**. All of the intersections are "uncontrolled", the general rule is to slow down, look for approaching vehicles and pedestrians, yield as traffic laws require, then proceed with caution. It is not ok to blow your horn through intersections.
Landscaping plans §9.12, p. 22	**This section was revised by Amendment 1, July 29, 1987**. These rules related to newly constructed residences, not existing.	Check with the Architectural Committee if you're planning to make a significant change to your landscaping. Plantings at lot borders need prior approval.
Lighting (external) §8.14, p. 18	Get prior approval from the Architectural Committee before adding or changing external lighting. The concern is to prevent glare and disturbing neighbors. This includes lighting on the house and landscape lighting.	
Maintenance of homes and landscaping §7.1, p. 16	Ok is seeding, watering, mowing, pruning, cutting and painting consistent with good property management. There are legal and financial penalties for non-compliance.	Many neighbors enlist the help of yard maintenance contractors. Consider removing overgrown plants, pine trees that might fall, remove or cover stumps, ground cover that invades your neighbors lot, weeds along curbing and in driveway cracks, adjust sprinklers for dead spots, etc., etc.
Nuisances §8.2, p. 17; §8.12, p. 18	Not ok are any nuisance, annoyance or offensive activity.	
Siding and roofing §9.9-9.10, p. 22	**Before you re-side or re-roof, get approval from the Architectural Committee.** They will work with homeowners on approved materials and colors (a list of approved shingles is on AHPHOA.com under More/HOA Documents).	Some projects have been stopped because the materials being used weren't approved.
Signs §8.8, pp. 17-18	Signs allowed are limited in type and size.	Per RCW 64.38.034, political yard signs can't be prohibited, but manner and placement can be regulated.
Storm water disposal system §2.2.4, pp. 8-9	AHP does not have street drains. Instead, most lots have curb cutouts that direct water onto low lying areas of the lawn ("swales"). Homeowner maintenance rules are generalized in this section, but the specifications are available from Spokane County. **The County has the power to impose penalties.**	Swale positioning was based on natural storm water drainage, so some neighbors get more of the runoff. Be considerate of your neighbors when cleaning up after construction projects or draining your pool, make sure you know where your runoff will end up and discuss with the impacted neighbor.
Structures (general) §8.3, p. 17	The only building allowed on a lot is one single family house and a private garage	
Structures (temporary) §8.4, p. 17	Prohibitions relate to using temporary structures as a residence. Specifically exempted is homeowner camping in tents.Shed guidelines were adopted in July 2023 (see AHPHOA.com under More/HOA Documents)	Not ok is camping in trailers on the street, in driveways or on lots for extended periods. The tent camping exemption is for homeowners and their families, not for non-resident visitors.
Vehicles (general) §8.2, p. 17; §8.15, p. 19	Not ok are campers, motorhomes, business vehicles, boats, trailers, and junk cars. It is not ok to park any non-passenger vehicle or trailer and leave it for more than 48 hours. The Board can grant a one time exception.	The Board has the power to decide that any vehicle parked outside is in violation of the CC&Rs, regardless of location, size, type or state of repair.
Vehicles (recreational) §8.13, p. 18	This is both a use and storage restriction on vehicle type. The prohibition on motorcycles relates to off-road dirt biking, not to normal legal, licensed operations. Storage must be in an attached, enclosed garage.	**Spokane County and Washington State have other rules.**