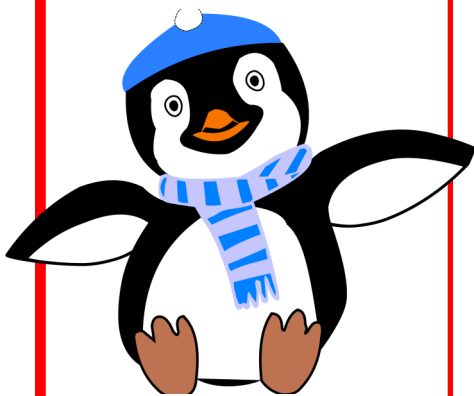


**BOARD  
OF  
DIRECTORS**

- **Scot Raab**
- **Travis Zoda**
- **Cathy Fine**
- **Bill Menard**



\* Please keep your sidewalks clear of snow to allow pedestrians to walk safely through the neighborhood.

[PONDEROSATRILSHOA.COM](http://ponderosatrailshoa.com)

The Association website will be undergoing some changes in the near future. There is no longer log in capabilities for each individual account. However, you can pay your assessment online by following the prompts. You are also still able to access general information including the neighborhood inspection dates, AC applications and the HOA governing documents by visiting [www.ponderosatrailshoa.com](http://www.ponderosatrailshoa.com)

# Ponderosa Trails Homeowners Association

WINTER - 2017

## A Note From Your Board of Directors

### Assessment to remain at \$165

In October the Board voted to leave the annual assessment for 2018 at \$165/lot. **Assessments are due on January 1, 2018 and subject to a 10% late fee if not received by January 16th.** Please put a reminder in your calendar to mail it no later than January 2nd!

### NO PARKING restrictions in effect for the winter

The City of Flagstaff parking ordinance is in effect as of November 1st and will continue to April 1, 2018. Parking is not allowed on the City streets between midnight to 7am regardless of if it is actively snowing. **Historically this is a problem in the neighborhood and we would like to stress the importance of following the rules so the snow plows and vehicle traffic can travel safely.**



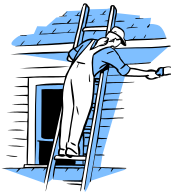
### Bulk Trash Magnets



Enclosed you will find a bulk trash magnet listing the 2018 City of Flagstaff Bulk Trash pickup schedule. Please utilize this magnet so you can follow the pick schedule. Each year more and more residents randomly place bulk trash curbside on non-pick up weeks. **Trash should not be placed curbside until the Sunday before the scheduled pick up week.** If your home is a rental, please place this magnet in your unit so your tenants are aware of the schedule.

### Tree removal and tree maintenance

As a reminder, if you need to remove a tree on your property you must first receive Architectural Committee approval and possibly the City's approval (for ponderosa pine trees). This requires an AC application. If you are only pruning trees on your property, you do not need any HOA approval. Please feel free to email [katy@sterlingrem.com](mailto:katy@sterlingrem.com) if you have any questions regarding tree work.



### Plan ahead on house projects, you most likely need approval!

If you planning any work on the exterior of your home or anywhere on your lot that is not "maintenance", you will need to receive prior approval from the Association Architectural Committee (AC). House paint, fence stain, landscaping changes (installing/removing trees, shrubs, rocks, pavers, etc), solar panels, new fencing, and sheds to name some, an AC application is required. The AC meets weekly as needed so please schedule accordingly knowing that you may not get an answer for up to ten days.

The Association sent out several reminders to the owners asking that homes be painted, fences be stained and landscaping be kept up. Most all of these requests will require an application before work may begin. Penalties could be imposed if work is begun or completed without first receiving AC ap-



## Get your decorations out for the 2017 Lighting Competition

-The contest will be judged the week of **December 18th.**

-Gift Certificates of **\$75, \$50, \$25** for the top three homes!

