



# PONDEROSA TRAILS HOA



Spring 2017

[www.ponderosatrailshoa.com](http://www.ponderosatrailshoa.com)

## **REVISED VIOLATION FINE SCHEDULE**

***On February 1<sup>st</sup> the Board of Directors revised the Ponderosa Trails HOA Violation Fine Schedule. Enclosed you will find the updated version. It can also be found on the association's website on the Association Documents page.***

## **BOARD OF DIRECTORS ORGANIZATION**

Bryan Burton	President
Scot Raab	Vice President
Travis Zoda	Secretary/AC Chair
Janina Burton	Treasurer, non bd mbr.

## **Board Meetings**

All Board of Directors meetings are posted on the website as soon as they are scheduled. The Board typically meets every 4-6 weeks. Currently the board has three members and can expand to five or seven members. If you want to be more active in your community, share your opinion, and add diversity to the board, please contact [katy@sterlingrem.com](mailto:katy@sterlingrem.com) to find out how to get involved.

## **COMMUNITY INSPECTIONS**

Regular community inspections take place, the dates can be found on the HOA website. The most common infractions are storing refuse containers in view from neighboring properties, letting vegetation grow in landscaped gravel areas, having a boat or trailer on the lot without prior HOA approval and parking vehicles off the driveway in the gravel landscaping.

## **HIGH COUNTRY TRAIL WALKING PATH**

Your Board of Directors has been working on developing a plan for long term maintenance and improvements to the High Country Trail Walking path between Wild West Trail and Pulliam Road. This section of the walking path IS OWNED by the HOA, not the City of Flagstaff. It is the HOA's responsibility to repair/maintain/replace.

In the near future, the Association anticipates to remove and relay the walking path and install metal fencing similar to the fence along the FUTS trail system. The project is estimated to exceed over \$100,000. The Association has been building the reserve fund with the plan to not require any additional dues from homeowners (i.e, no special assessment).

## **EXTERIOR HOUSE PAINTING AND FENCE STAINING – APPROVAL REQUIRED**

Many homeowners have been taking care of exterior home maintenance over the past two summers. Some at the HOA's request and some just by seeing the necessity. Thank you to all of the homeowners keeping their homes up!

The homes and fences in the neighborhood continue to age and will need painting and staining. Spring is a good time to inspect your property for damage and deterioration from the winter and plan for any required maintenance. The Ponderosa Trails HOA CC&Rs require ANY CHANGE to receive prior approval. This includes ***painting and staining, even if it is the same color as well as ALL landscaping*** on the property, including the back yard.

Applications must be submitted to the property manager's office (by hand delivery or US Mail) for written approval from the HOA Architectural Committee prior to starting your project. The Architectural Committee applications can be found on the Association website. ***The AC will meet as necessary to render a decision within ten days of a complete application being received.***

Please direct all Association questions to: Katy Kuhns ([katy@sterlingrem.com](mailto:katy@sterlingrem.com)) at Sterling Real Estate Management, 323 South River Run Road, Suite #1, Flagstaff, AZ 86001, (928) 773-0690.

## **SNOW REMOVAL & PARKING REMINDERS**

Homeowners are responsible to clear the snow from their sidewalk within 24 hours of accumulation. The Association website has additional information regarding owners responsibility to follow City of Flagstaff Ordinances.

From November 1 – April 1 there is no on street parking between midnight and 7am. Due to the narrow streets in the neighborhood, the Flagstaff Police Department has been asked to enforce the parking ordinance. Vehicles have been and will be ticketed for parking in violation of the ordinance

## **2017 BULK TRASH WEEK - PICK UP DATES**

Please do not put your bulk trash items by your fence/at the curb until the Sunday before the week of bulk trash pickup week. Thank you!

<b>March 20<sup>th</sup></b>	<b>April 24<sup>th</sup></b>	<b>May 29<sup>th</sup></b>
<b>July 3<sup>rd</sup></b>	<b>August 7<sup>th</sup></b>	<b>September 11<sup>th</sup></b>
<b>October 16<sup>th</sup></b>	<b>November 20<sup>th</sup></b>	<b>December 25<sup>th</sup></b>

## **KEEP YOUR CONTACT INFORMATION CURRENT AND BE ENTERED TO WIN!**

Please visit the Association website to make sure your contact information is up to date by logging into your account. If you need your log-in information, please email [katy@sterlingrem.com](mailto:katy@sterlingrem.com).