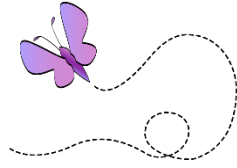


PONDEROSA TRAILS HOA



**SPRING
2018**

www.ponderosatrailshoa.com

BE PREPARED

Flagstaff had an unusually dry winter which will impact the upcoming fire season. Below are evacuation procedures from the Be Ready Flagstaff website. Your Board of Directors is hoping to develop a specific evacuation plan with the City of Flagstaff for the Ponderosa Trails community, in the meantime, please read the following and be prepared!

Evacuation Procedures

If You Are Told to Evacuate, Take the Following Steps:

Listen carefully to instructions given by local officials. Evacuate immediately if told to do so.

- If you have time, grab your portable disaster (72-hour) kit. Make sure that you include any last-minute items, such as prescription medication, that you may need.
- Wear appropriate clothing and sturdy shoes.
- Lock your home.
- Use travel routes outlined by local officials. Do not take short cuts; they may be unsafe.
- Keep fuel in your car if evacuation seems likely. Gas stations may be closed during emergencies.
- If you go to a shelter, notify staff of any special needs you may have. They will try to accommodate you and make you comfortable.
- Be prepared to leave your home if:
 - Your area is without electrical power or water for an extended period of time.
 - There is a chemical emergency affecting your area.
 - Flood water is rising.
 - A wild land fire is burning near your home.
 - Your home has been severely damaged.
 - Local officials tell you to evacuate

Senior Citizens

Everyone's abilities and needs are unique, so it is important that each person takes the right steps to be prepared. Seniors should keep specialized items ready for an emergency and develop a network of neighbors, friends and family to guarantee safety. [Here is more information on senior citizen plans.](#)

Pets

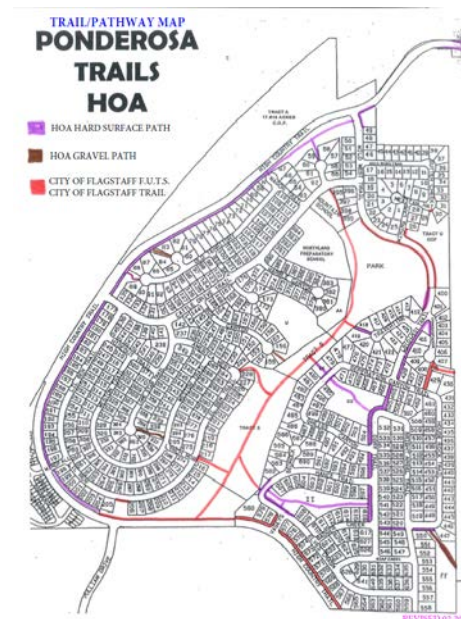
If you're asked to evacuate your home, don't leave your pets behind! You don't know when you'll return to your home and your pets won't be able to take care of themselves. Some shelters may not allow animals, so make sure to plan ahead for alternatives. You could develop a buddy system with your neighbors or family members to take your pets in case you're not able to. Use this Pet Owners Brochure to help better plan what to do with your pet if there's an emergency.

You can find more information at:

<http://www.flagstaff.az.gov/2970/Evacuation-Procedures>

COMMUNITY WALKING TRAILS

The HOA owns and maintains a series of paved walking surfaces within the Association. The HOA does not own the walking path or bridges that run through the middle of the community. If you have maintenance requests for any of the "red" trails/bridges, please contact the City of Flagstaff. You may reference the map below to identify who is responsible for maintenance (color version is on the website – Assoc. Documents Page)



More information on the back!!

WALKING PATH WORK AND FENCING

The Board is closing in on performing substantial maintenance on the walking path between Wild West Trail and Pulliam. Besides walking path maintenance, the Association plans to replace the fencing along the path with a metal fence, similar to the fencing you see along the City's FUTS paths. If all moves forward as planned the Board hopes to have the projects complete by the end of 2018.

BOARD OF DIRECTORS ORGANIZATION

Scot Raab	President
William Menard	Vice President
Bryan Burton	Secretary/AC Chair
Cathy Fine	Board Member
Nicholas Hanley	Board Member

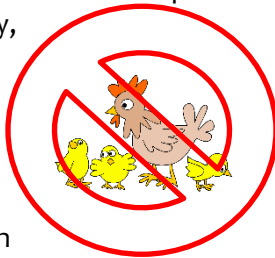
Non-Board Members

Janina Burton	Treasurer/AC Member
Rachelle Tognacci	AC Member

PET MANAGEMENT



Residents are reminded to control pets at all times. Please do not allow your dogs to bark at length and disturb your neighbors. **Do not allow your pets to run free;** per city ordinance 6-02-001-0001 dogs must be kept on a leash. Most importantly, please clean up after your dogs. As a reminder Poultry (chickens, etc.) are not allowed per the Association CC&Rs. A little consideration goes a long way to maintain neighborhood harmony.



DO YOU RENT YOUR HOME? THERE IS A FORM AVAILABLE ONLINE YOU'LL NEED TO FILL OUT AND RETURN

A Rental Information Request Form was adopted requiring all homeowners who rent their home for any period of time to fill the form out and turn it into the HOA with each new lease. Pursuant to Arizona Revised Statutes (A.R.S.) 33-1806.01, the Association can require an owner to disclose the following information regarding the leasing of your property. You can find the form under the Association Documents page on the website. All forms must be submitted via US Mail to the management office.

WATCH YOUR SPEED!

We encourage all residents to abide by the posted **25 mph** speed limit and make complete stops at marked intersections. Vehicles have been

historically known to travel at excessive rates on Wild West Trail and Cattle Drive Trail. Please be conscious and aware of your speed as you travel through the neighborhood.

SEASONAL SUGGESTIONS

- * Check/Replace Furnace/Air Filters
- * Schedule annual furnace & A/C maintenance
- * Test smoke/fire detectors and extinguishers
- * Inspect & clean dryer vents to remove lint build up
- * Inspect & clean fireplaces, wood stoves, and chimneys
- * Service garage doors (they will last longer)
- * Clean gutters and check drainage lines for blockage
- * Remove pine needle buildups from roofs
- * Check sprinkler systems for leaks
- * Repair landscaping damaged by snow removal
- * Clean up cinders from sidewalks, landscaping, and curbs
- * Inspect weatherproofing around doors and windows
- * Inspect exterior paint/stains and repair as required
- * Inspect your grill for gas-jet blockage before lighting

BOARD OF DIRECTORS MEETINGS

Please check the association website for the next scheduled board meeting (www.ponderosatrailshoa.com). All scheduled board meetings can be found on the home page of the website.

EXTERIOR CHANGES? LANDSCAPE PLANS?

The Architectural Committee applications can be found on the Association website. Please direct all Association questions to: Katy at Sterling Real Estate Management, 323 South River Run Road, Suite #1, Flagstaff, AZ 86001, (928) 773-0690 or email her at katy@sterlingrem.com

SOCIAL EVENTS/GRADUATION PARTIES

Residents are encouraged to inform their guests concerning parking restrictions and requirements to avoid ticketing and/or towing. Vehicles may not be parked so as to restrict street traffic, sidewalks, pedestrian access points, or within 20 feet of an intersection. Violators are subject to ticketing by Flagstaff Police.

STORE THOSE CONTAINERS AWAY

Remember to store both your garbage and recycle containers away; either in your backyard, garage, or approved screened area the same day as pickup. This responsibility is in both the CC&R's and the City of Flagstaff Ordinances.