

PONDEROSA TRAILS HOA



NEWSLETTER

Spring 2019

www.ponderosatrailshoa.com

MAILBOX WORK

The mailbox clusters in the neighborhood are in need of refinishing to maintain a functional and aesthetic appearance. The PTHOA is responsible for their maintenance according to USPS code. The Association has contracted with Certa Pro Painters to refinish the mailbox clusters in the neighborhood starting June 24th. Certa Pro will work to minimize disrupting access to the mailboxes. It is noteworthy that in accordance with USPS STD 7 section 3.1, all advertisements or posting on a mailbox are prohibited and should not occur. Please refrain from posting on the refinished clusters.

EMAIL SURVEY

Based on feedback received from the membership, your Board of Directors is considering amendments to the Ponderosa Trails HOA Covenants, Conditions, & Restrictions (CC&Rs). The Board sent out an email survey that it would like you to complete regarding the proposed changes. This survey will help the Board decide which provisions to put to a formal vote (after attorney revision). If you did not get the survey, please email community manager Katy Kuhns at katy@sterlingrem.com, so it can be sent to you. If you do not use email, please call 928-773-0690 to request that a hard copy be mailed.

BOARD OF DIRECTORS

Scot Raab	President
Bryan Burton	Vice President/AC Chair
Cathy Fine	Secretary
Paul Stevens	Board Member
Vacant	Board Member
Janina Burton*	Treasurer/AC Member

*Designates officer only/non-board member

Check the website for the next scheduled meetings: www.ponderosatrailshoa.com

ROUTINE NEIGHBORHOOD INSPECTIONS

The Association does conduct routine community inspections. Below are some property maintenance tips to keep in the back of your mind. These items are some of the more common matters the Association will send compliance letters for.

- ✓ Clear cinders off the sidewalks – this is a city ordinance.
- ✓ Cover exposed landscaping cloth
- ✓ Clear pine needles from your roof and yard
- ✓ Repair fence pickets as needed and re-stain. If you would like to re-stain your entire fence, you must submit an application to the Architectural Committee for approval. If you stain repaired pickets, be sure the stain matches the rest of the fence.
- ✓ Clean up the exterior of the home. Many homes have miscellaneous items stored in the public (front) yard, on the side of their homes and on front porches/decks. Please make sure that anything that is not deck/patio furniture, yard decorations, or approved otherwise by the Architectural Committee is put behind the fence or in the garage out of view.
- ✓ Bulk trash shall not be placed curbside until the SUNDAY before the scheduled pickup week. Please make sure you plan your yard clean up in conjunction with the pickup dates. Do not use your neighbors placing bulky items curbside as your indication that pickup is coming. Please reference the bulk trash schedule on the website. If you'd like a schedule magnet, please email community manager Katy Kuhns. The Association is aware that the city's pickup schedule is not very reliable. The Association does its best not to send notices as a result of city delays.

WEEDS, WEEDS, WEEDS!

With the heavy winter and spring moisture, the weed growth is off to a charging start. Please keep control of the unwanted growth. Below are some tips that will help avoid a compliance letter from the HOA.

1. Pull weeds, grasses and vegetation in any gravel landscaped area
2. Rake up pine needles and pinecones from front and side yards
3. Remove dandelions/weeds from grass landscaped areas and designated planting areas
4. Unless you have an approval on file with the HOA allowing otherwise, any "free" growing "wildflowers" must be removed from all graveled areas. The plants will be considered "weeds" during routine inspections
5. If you use weed spray, be sure to follow up a few days later and rake out dead grasses/weeds so they do not remain in the gravel/grass

EXTERIOR HOME AND YARD CHANGES, REPLACEMENTS, AND REPAIRS REQUIRE APPROVAL

If you would like to make **any changes** to your property, remember to submit an application to the Architectural Committee **prior to starting your project. Replacing roofs, painting, and staining with the same color does require approval, not just if you want to "switch/add" a color or material.**

Architectural Committee applications can be found on the Association website. **The AC meets frequently but it can take up to ten days to find out if your application was approved. Please plan your projects and submissions accordingly.** You may direct all Association questions to community manager Katy Kuhns.

Routine property maintenance

This is a good time to inspect your property for damage and deterioration that took place over the winter, and plan for any required maintenance. If you are touching up paint or stain, or refreshing landscape materials you do not need AC approval, but you must be aware that if your touch up work or refresh does not match the existing, you could be asked to redo the project to ensure that the old and new match (i.e. complete repaint, stain, or gravel). You can find additional information on Architectural Review page of the website.

CURBING YOUR DOG(S) AND CAT(S)

Residents are reminded that pets shall always be on leash and controlled. Do not allow your dog or cat to roam free or disrupt your neighbors. All excrement shall be picked up, a little consideration goes a long way to maintain neighborhood harmony.

STORE THOSE CONTAINERS AWAY

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

SIDEWALKS

Clear passage

As the weather is warming up more homeowners are out and about enjoying the fresh air. Please be sure to not park over the sidewalk. Once your trees/shrubs are in full growth please keep them trimmed back from the sidewalk so that residents do not have to dodge tree branches on their daily walks.

Maintenance

Please remember that the sidewalks in front of and on the side of your lot are your responsibility to maintain and repair, per City Ordinance. The City of Flagstaff offers citizens a 50/50 Sidewalk Replacement Program to assist with the expense of replacing deteriorating sidewalks. A Sidewalk Replacement Form can be obtained on the City website www.flagstaff.az.gov.



Contact Katy with any questions about your HOA!
katy@sterlingrem.com • 928-773-0690